

KNOTT & COMPANY, INC.

TWENTY-TWO PLEASANT STREET **SOUTH NATICK, MA 01760**

FOR SALE OR LEASE

BUILDING SIZE: Approx. 42,000 sq. ft. as follows:
Total Manufacturing/Warehouse/Lab: 35,000 sq. ft.
Office: 7,000 sq. ft.

LAND AREA: Approx. 178,596 sq. ft or 4.10 +/- acres

DATE OF CONSTRUCTION: Circa 1960

DIMENSIONS: [abt] 137' X 306'

NUMBER OF BUILDINGS: One

CONDITION OF PROPERTY: Good

CONSTRUCTION: Floors: 4"- 6" reinforced concrete
Walls: Concrete block
Columns: Steel I beam
Roof: Built-up insulated metal deck

COLUMN SPACING: Varies from approx. 30' - 50'

CEILING HEIGHT: Varies from approx. 10' - 18' to the joist.

LIGHTING: Fluorescent

WATER:	Supplied by Town of Natick
SEWER:	Supplied by Town of Natick
GAS:	Supplied by NSTAR Gas
POWER:	Supplied by National Grid: 120/208 volt; 3 phase; with 800 amp capacity.
COMPRESSED AIR:	Compressors have been removed. However, the compressed air lines are located throughout the facility.
VENTILATION:	Facility is ventilated via wall mounted exhaust fans.
HVAC:	The offices are fully air-conditioned
HEATING:	Supplied throughout the facility via ceiling suspended gas fired space heaters.
SPRINKLER:	100% of the facility is covered via a wet system.
OFFICE:	Approximately 7,000 sq. ft of air-conditioned office space featuring private offices, conference room, carpeted and tiled flooring, acoustical tile ceiling, and fluorescent lighting. There is a cafeteria in the front of the new office space.
RESTROOMS:	Men and Women's restrooms are located throughout both the office and warehouse areas.

TRUCK LOADING:	6 dock loading doors as follows: North Side: 1 (8' x 10') grade level overhead door North West Side: 2 (8' x 8') dock height overhead doors South West Side: 2 (8' x 8') dock height overhead doors North East Side: 1 (8' x 8') dock height overhead door
PARKING:	Paved parking available for approx. 65-100 cars.
FORMER USE:	Manufacturing and distribution of medical devices.
MISCELLANEOUS:	<ul style="list-style-type: none">● Security and fire system linked to the fire and police departments● Rail is available to the City of Framingham approx. 8 miles away.
LOCATION:	Well located between Interstates 90, 495 and 95 Approx. 19 miles to Boston's Logan International Airport and 42 Miles from Providence's T. F. Green Airport. Only minutes from downtown Wellesley and Framingham. Near to State Highway Route 9, the facility is ideally located approx. 16.5 miles southwest of downtown Boston.
REAL ESTATE TAXES:	Town of Natick - F/Y 2007 \$19,463.69

