

AVAILABLE

87,700 SF SUBDIVIDABLE



▶ 51 East Main Street, Merrimac, Massachusetts ◀

Klemmer Associates is pleased to announce the availability of 51 East Main Street, Merrimac, MA. This property consists of a detached, one story, 87,700 SF, steel frame, metal exterior, industrial building built circa 1968. There is one tailboard and 5 drive-in loading bays as well as onsite parking for approximately 100 vehicles. The land area is 22.9 acres, with approximately 8+/- usable acres. 51 East Main Street is located .7 miles off Route 495 at Exit 53 in Merrimac, MA between Interstates 95 and 93.

For more information contact



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

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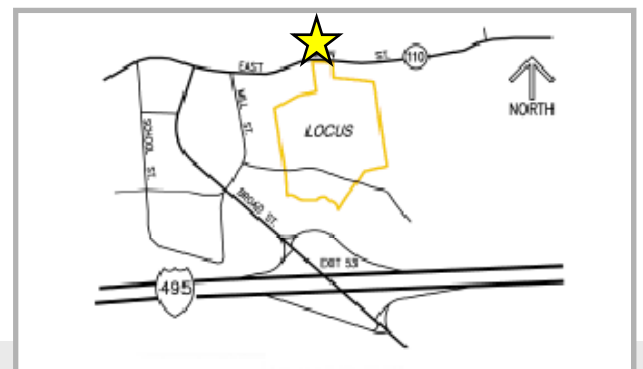
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51 East Main Street
Merrimac, Massachusetts

SPECIFICATIONS

Property type:	Office/industrial
Premises:	87,700 square feet
Office:	19,000 square feet
Lot size:	22.37 acres
Parking:	106 spaces
Clear height:	20-24 feet
Loading:	1 tailboard, 5 drive-ins
Year built:	1968 (addition 1985)
Structure:	Steel frame, metal panel constructions
Roof:	Metal
Power:	1,200 amps, 270/480 volts, 3 phase
Sprinkler:	Wet throughout
AC:	Office only
Utilities:	Gas-Keyspan, Water/Sewer- Municipal Electric-Merrimac Industrial Light
Zoning:	Rural highway/ Office and Light Industrial
Taxes:	FY'06 \$38,315.16 (\$.34 psf)



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service

781.729.5000 or online at www.klemmerassoc.com