

65 DAN ROAD | CANTON, MA

**MAJOR PRICE REDUCTION**



36,250 SF up to 78,265 SF  
Commercial Building  
Available Immediately for Sale or Lease

**contact information**

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Neil Sogard, Associate | 617 457 3304 | [nsogard@naihunneman.com](mailto:nsogard@naihunneman.com)

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**NAI Hunneman**

Commercial Real Estate Services, Worldwide.

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, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

# 65 DAN ROAD | CANTON

## 36,250 SF up to the entire building of 78,625 SF

### SPECIFICATIONS:

<b>YEAR BUILT</b>	1984
<b>TOTAL SIZE</b>	78,265 SF
<b>AVAILABLE SPACE</b>	36,250 SF up to the entire building of 78,265 SF can be made available
<b>LOT SIZE</b>	8.4 acres
<b>ZONING</b>	Limited Industrial
<b>PARKING</b>	4 spaces per 1,000 SF
<b>UTILITIES:</b>	
<b>GAS</b>	Bay State Gas
<b>ELECTRIC</b>	NStar
<b>SEWER/WATER</b>	Town of Canton
<b>AVAILABLE</b>	Immediately
<b>ASKING RENT</b>	\$8.95 NNN
<b>SALE PRICE</b>	<del>\$5.8M</del> NOW \$4,600,000
<b>TAXES/CAM</b>	\$1.20 (FY 2009)/ \$1.87 per SF
<b>LOCATION</b>	Located in the well established Canton Commerce Center off of Route 138 and its bountiful amenities. The park is approximately 2.5 miles from Interstate 93/Route 128.

### AVAILABILITY:

<b>OPTION A</b>	36,250 SF <i>Office</i> 16,200 SF <i>Lab/R&amp;D</i> 14,362 SF <i>Clean room</i> <i>(class 100,000)</i> 5,688 SF	<b>OPTION B</b>	42,015 SF <i>Office:</i> ±10,000 SF <i>Flex Area:</i> ±32,015 SF
<b>CEILING HEIGHT</b>	16'	<b>AIR CONDITIONED</b>	Fully air conditioned
<b>COLUMN SPACING</b>	32' x 40'	<b>LOADING BAY</b>	Three loading docks
<b>LOADING BAY</b>	One (1) tailboard dock One (1) dumpster bay	<b>POWER</b>	2,400 amp, 480/208 volt
		<b>OPTION C</b>	36,250 SF up to 78,265 SF (option for flexible floorplates)
		<b>LOADING DOCKS</b>	Four loading docks with levelers, bumpers and seals
		<b>AIR CONDITIONING</b>	Full roof-top air conditioning units throughout the building



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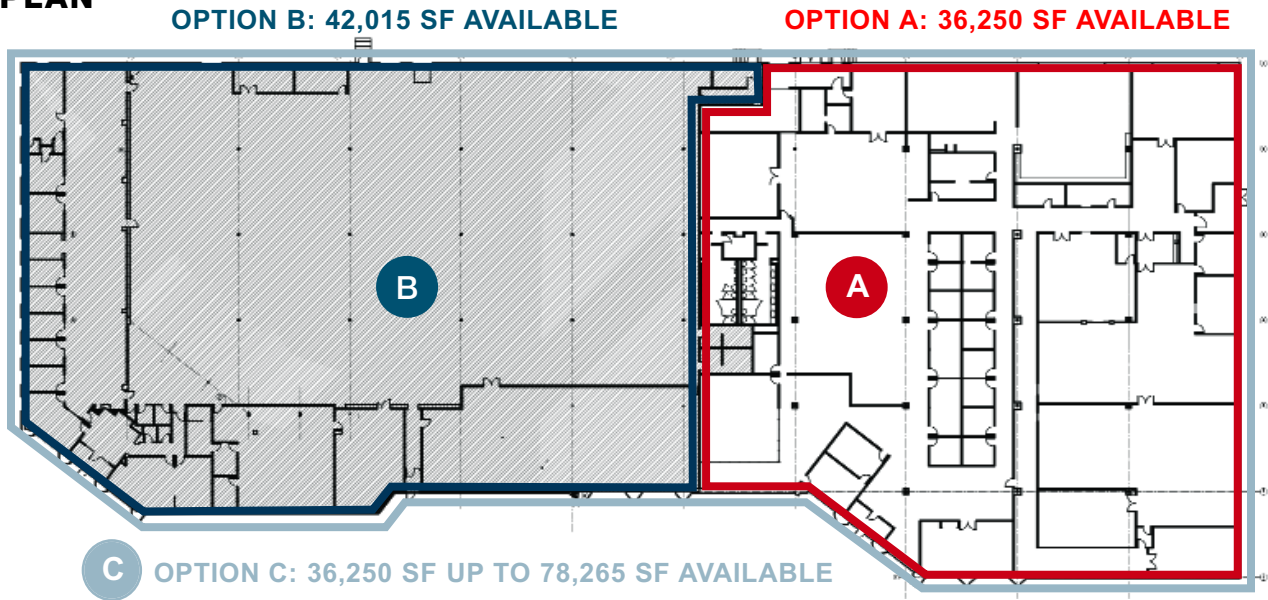
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## Office/Lab/R&D Space

### FLOOR PLAN



### AERIAL



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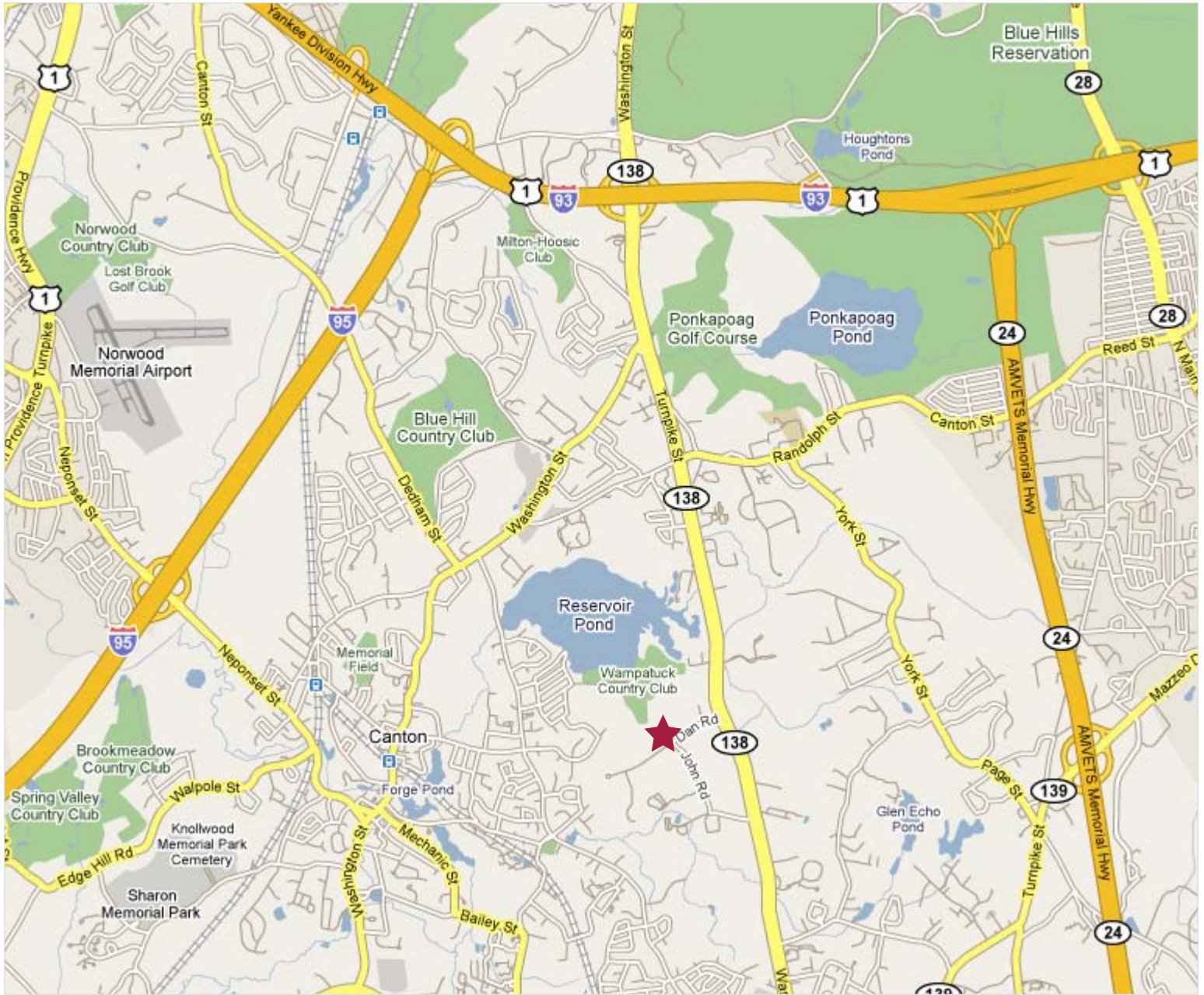
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78,265 SF Building Available for Sale or Lease



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