

FOR LEASE 15,000 SF +/- ONE PEQUOT WAY, CANTON MA

Hi-Bay Warehouse



Available Space: 15,000 SF +/-

- +/- 2,200 SF of Office
- Three 8' x 10' dock doors with levelers
- One 10' x 12' drive-in
- Clear Height: 21'- 26'
- Wet sprinkler system
- Zoned: Limited Industrial B
- Lot Size: 2.5 Acres
- Power: 800amp 277/480V
- Taxes: \$93,312.96 +/-

DONAHUE ASSOCIATES

*Commercial & Industrial Real Estate
457 Belmont Street
Brockton, MA 02301
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

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A certain parcel of land situated at 1 Pequot Way, Canton, Norfolk County, Massachusetts, shown as Lot 1 on a plan entitled "Pequot Park Definitive Plan of Land in Canton, Mass. owned by J. F. Fitzgerald Construction Co.," by F. J. Healy Associates, Inc., filed with Norfolk County Registry of Deeds as Plan No. 791 of 1956 in Plan Book 226, bounded and described as follows:

- WESTERLY by Turnpike Street, two hundred seventy six and 68/100 (276.68) feet;
 NORTHWESTERLY by a curve having a radius of thirty (30) feet a distance of forty-five and 79/100 (45.79) feet;
 NORTHERLY by Pequot Way, three hundred fifteen and 62/100 (315.62) feet;
 EASTERLY by Lot 2 as shown on said Plan, three hundred five (305) feet; and
 SOUTHERLY by land now or formerly of Boston Sand & Gravel, three hundred fifty-eight and 70/100 (358.70) feet.

The Grantor hereby also conveys to the Grantee all of his right, title and interest in and to Pequot Way as shown on said Plan together with the right to use said Way for dry and all purposes. Said premises are conveyed subject to and with the benefit of easements, restrictions, mortgages, liens, encumbrances and agreement of record, if any, and to the extent the same are now in force and operative.

PLAN NOTES:

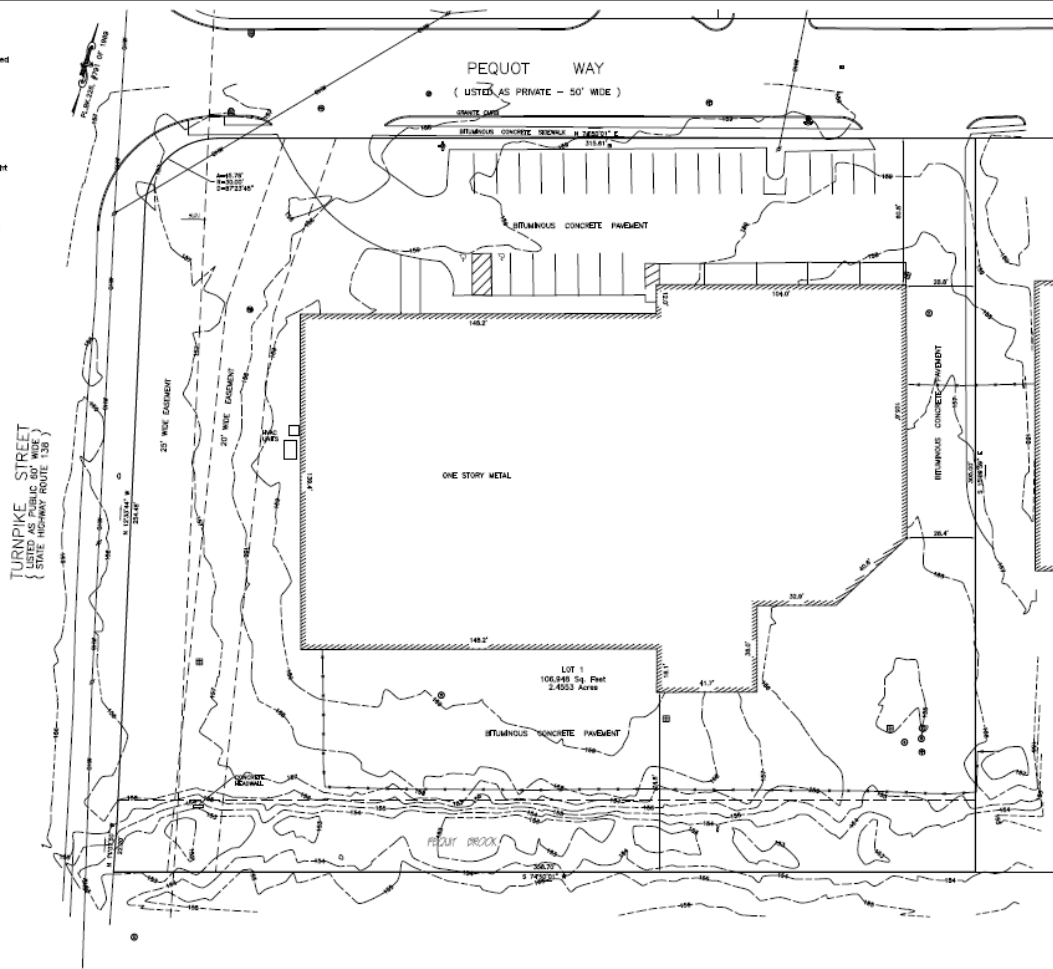
1. DIMENSION OFFSETS SHOWN ARE TO CONCRETE FOUNDATION.
2. DIMENSIONS COULD NOT BE OBTAINED TO DETERMINE THE LOCATION OF THE 20' WIDE EASEMENT STRIP ON THE WESTERN PLIN, SHOW A 79' OF 1980 EASEMENT LOCATED AS SHOWN ON THE PLAN, WHICH IS NOT FINAL LOCATED.
3. ELEVATIONS SHOWN ARE HIGHS DERIVED FROM AN OFFICE COMPARISON OF GPS COORDINATE DATA ON MAY 18, 2021. SEE FIELDBOOK 202101 (10/04/2021/000000).
4. WELLS FLAG WERE SET BY BANK ASSOCIATES ON MAY 18, 2021.

TO: COLM PRODIGE

THE IS TO VERIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE BEST MODERN SURVEYING IDEAS, REQUIREMENTS FOR ALTIMETRY AND TIE SURVEYS, FAIRLY ESTABLISHED AND ADOPTED BY ALTA AND NOW IN 2021, AND WELLS FLAG LOCATIONS TO BE SET BY BANK ASSOCIATES ON MAY 18, 2021. THE FIELDWORK WAS COMPLETED ON MAY 27, 2021.

PREPARED BY ANDERSON SPAINKEYS, FILE # 21228

THIS USES THE BEST AVAILABLE DATA, WHICH MEANS TO STATE OR COLLECT A PROFESSIONAL OPINION OF THE QUALITY OF THE DATA OR THE FACTS OR RESULTS THEREOF ARE THE SUBJECT OF THE CONTRACT AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, OTHER EXPRESSED OR IMPLIED.



LOCUS PLAN

**ALTA/NSPS
 Land Title Survey
 1 Pequot Way
 CANTON,
 Norfolk County,
 Massachusetts**

Record Owner:
 Janet M. Younker, Trustee
 The Bruce A. MacPherson
 Revocable Trust
 Deed Book 35019, page 515
 Abstract of Trust
 Book 36361, page 480
 Abstract of Trust
 Book 38563, page 382

DATE: June 1, 2021

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ANDERSON SPAINKEYS, INC.
 Professional Land Surveyors
 100 WILSON STREET
 CANTON, MA 02341-0140
 (781) 293-0349
 anderson@andersonsurveys.com
 SCALE: 1" = 25'



LEGEND

- These standard symbols will be found in the drawing.
- FIRE HYDRANT
 - ⊗ CATCH BASIN
 - MAN HOLE DRAIN
 - MAN HOLE SEWER
 - MAN HOLE UNKNOWN TYPE
 - GAS GATE
 - WATER GATE
 - ⊥ UTILITY POLE
 - CATCH BASIN
 - HANDBICAP SPACE
 - OVERHEAD WIRES