



# 33 Riverside Drive

*managed & leased by*

## RADER PROPERTIES, INC



Enjoy prominent Route 3 visibility from this two-story, first class office building located in Pembroke, Mass. 33 Riverside Drive is the ideal building for corporate users desiring a distinguished address just minutes from Route 3 on the South Shore.

- Class "A" office space
- Excellent Route 3 accessibility
- Competitive rental rates
- Two story, sky-lit atrium
- Extensive perimeter glass
- High speed internet available
- Emergency generator equipped
- Views to the North River





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For more information or to schedule  
a building tour contact:

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## Features

### Location:

Located just off the Route 139 exit  
of Route 3 in the North River Commerce Park.

### Construction:

Steel frame with brick and block curtain wall.  
Double glazed, solar reflective windows.

### Land Area:

6 Acres

### Building Size:

50,000SF

### Stories:

Two

### Loading:

Two (2) dock high loading doors

### HVAC:

Gas fire rooftop HVAC units.

### Fire Protection:

Fully sprinklered with monitored fire alarm

### Power:

1200 AMPS. Emergency generator providing  
partial building electric backup.

### Office Ceiling Height:

8 1/2 Feet

### Fire Protection:

Fully sprinklered with monitored fire alarm.

### Sewer:

On site septic.

### Comments:

Common areas renovated in 2006. Building  
can be expanded using surplus 3 acres of land.



All information is from sources deemed reliable, however, Rader Properties, Inc. makes no representation as to its accuracy and is subject to change or withdrawal without notice.