

# 1574 SUSSEX TURNPIKE MULTIPLE SMALL INDUSTRIAL SPACES FOR LEASE



**SMALL UNIT  
WITH A DRIVE IN**



**NATURAL  
LIGHTS**



**PLENTY OF  
PARKING**



**BRAND NEW  
BUILDING**

## LEASE RATE:

**\$21.00 – \$23.00 PSF**  
NNN OR GROSS



- Rent will be approx. \$21.00psf to \$23.00psf NNN or Gross.
- Tenants will pay their own utilities use age and share of snow.
- No other tenant charges.



## USES PERMITTED:

- Light trade contractors
- Light manufacturers
- Some outside storage permitted but only for tenants and by their docks.
- Recreational use is permitted as well.
- No auto repairs or auto sales permitted.

## SALE POSSIBLE!

Sale includes approvals and permits in place for an approx. 12,600sf commercial metal industrial building on approx. 1.20ac of land. Includes site plans, building plans, utilities approvals, driveway permits, stormwater management and all other zoning and building approvals.



**HERITAGE OF  
ROXBURY**

For more information, contact:

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