# FOR LEASE OR SALE

# 289 CENTRE STREET

Holbrook, Massachusetts 02343




BUILDING AREA
**12,899 SF**

ASKING BASE RENT
**$14.00 / SF / year**
Approx. $15,049 / month, base

EXPECTED AVAILABILITY
**February 2027**

## Warehouse, workshop and front offices

Whole building on 1.367 acres with access to MA Routes 3 and 24 and Interstates 93 and 95.

Lease is triple net (NNN). Taxes, insurance and agreed operating expenses are additional.

**Also available for sale. Inquire for pricing and tours.**

### WAREHOUSE & LOADING

20-foot warehouse clearance and gas heat.
Two 12-foot overhead doors serve the raised dock and drive-in opening. 12-ton floor lift at drive-in.

### OFFICES & AMENITIES

Reception, private offices and a conference room.
Kitchenette and four restrooms.
On-site front parking and paved side drive.

### ELECTRICAL & ALARM

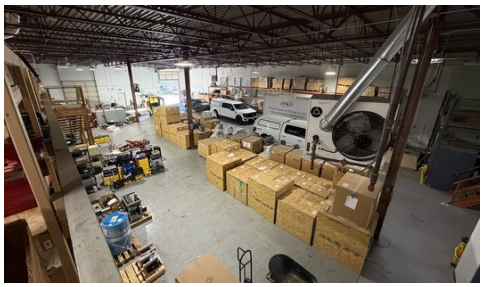
Two 225-amp, 208/120-volt electrical services.
Building fire alarm installed in 2024.

### FLOOR AREA

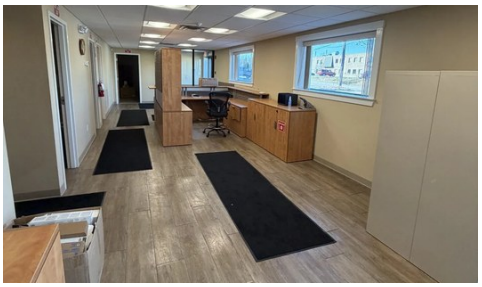
Approx. 80% warehouse/shop and 20% office.
20 × 20 ft mezzanine excluded from quoted area.



**Raised dock and drive-in opening**



**Main warehouse during occupancy**



**Front office reception**

Front exterior photograph retouched for masonry tone and pavement shadow. Interior images show tenant occupancy.

## Tours and sale inquiries

**Property inquiries**

781-953-4619 info@289centre.com