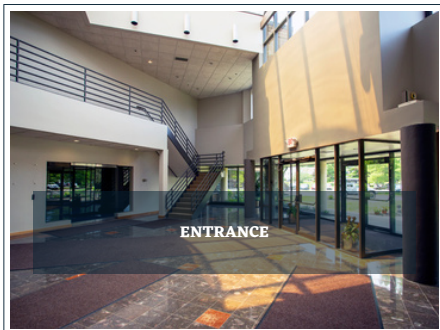


# FOR SALE & FOR LEASE



## FIRST-CLASS OFFICE & FLEX SPACE

580 MAIN STREET - BOLTON, MA 01740



Conveniently located on Route 117, directly off I-495 Exit 70. 580 Main Street is less than 7 miles for I-290, less than 10 miles from Route 2 and I-190 and less than 15 miles from I-90/ Mass Pike.

- YEAR BUILT: 1988
- CURRENT BUILDING SIZE: 105,600 SF
- DEMISED BUILDING SIZE: 75,000 SF +/-
- TYPE: Office/Flex
- STORIES: Three Floors
- CURRENT LAND: 36 Acres
- DEMISED LAND: 6.5 +/- Acres
- CONSTRUCTION: Masonry

- ROOF: Rubber Membrane Ballasted
- ZONING: Commercial
- PARKING: 422 Spaces
- WATER/SEWER: Private
- ELECTRIC: National Grid
- GAS: Propane
- POWER: 2000 Amps, 480 Volt, 3-Phase
- FIRE PROTECTION: Wet Sprinkler



LUKE LAVELLE

RE ADVISOR  
luke@obriencommercial.com  
508.281.2939



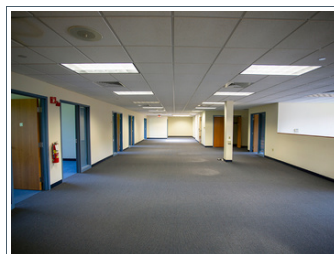
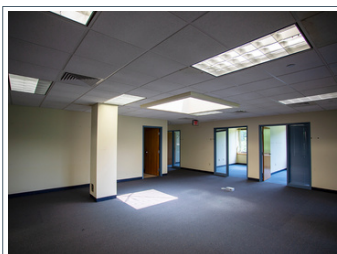
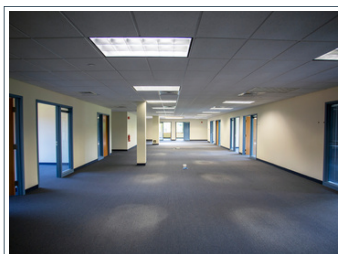
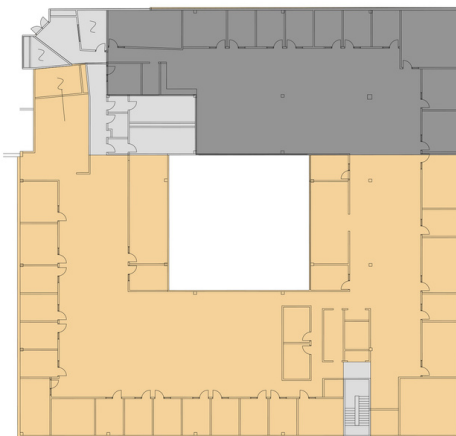
580 MAIN STREET | BOLTON, MA, 01740



**FOR SALE:**  
**75,000 SF +/-**  
**FOR LEASE:**  
**1,000 - 22,005 SF**



The building features two internal courtyards, which bring natural light streaming into the buildings interior. There are many restaurants, daycare centers and hotels located within 5 miles of the building. The building features two internal courtyards, which bring natural light streaming into the buildings interior. There are many restaurants, daycare centers and hotels located within 5 miles of the building.



**FIRST-CLASS  
OFFICE & FLEX  
SPACE**



**LUKE LAVELLE**  
**SENIOR ADVISOR**

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