



25 BOSTON POST ROAD

MADISON

**1,200 - 3,000 SF OFFICE/RETAIL/SERVICE BUSINESS
ON BOSTON POST ROAD IN MADISON**

\$12.00/SF/YR/NNN

FOR LEASE

2 Units for Lease: 1,200 SF & 1,800 SF. Can be combined for 3,000 SF. Both units newly renovated with all new mechanical systems. Cathedral ceilings in the larger unit. The small building to the east (next door) will be demolished and a drive-around driveway installed. Lease terms of 3 or 5 years. Nets = \$2.00/SF/YR

**Present Use: Undergoing Renovation
Potential Use: Office, Retail, Service Business, Etc**

AVAILABILITY

SF Available:	3,000	Ceiling Height:	8'	OH Doors:	0
SF Available Office:	3,000	Ceiling Height:	8'	Truck Docks:	0
Minimum Subdivide:	1,200SF				

BUILDING INFORMATION

Stories:	1+		
First Floor Area:	4,000SF	Ceiling Height:	8'
Second Floor Area:	1,000SF	Ceiling Height:	8'
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	To Suit SF		
Total Floor Area:	3,000SF		
Overhead Doors:	0	Size:	
Truck Dock(s):	0	Size:	
Year Built:	1950		
Condition:	Like New		
Construction Type:	Wood Frame		
Roof:	Asphalt Shingle/Gabled		
Lin. Ft. Clear Span:	Mostly All		

LAND

Lot(s):	1	Frontage:	110'
Area SF:		Depth:	Varies
Acres:	0.7	% Land Coverage:	
Parking:	10+	% Building Coverage Permitted:	30
Zoning:	Comm	Condition of site:	Level

ASSESSMENT

Land:	
Building:	
Total:	
Mills:	29.41
Taxes:	

TRANSPORTATION

Bus Service:	Yes
Distance:	Door
Turnpike:	I-95
Exit:	58 or 59
Distance:	2 Miles

UTILITIES

Water:	City
Sewer:	Septic
Gas:	Yes

POWER

Volts:	220
Amps:	100
Phase:	1

MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas Hot Air
Air Conditioning:	Split Systems
Sprinkler:	No
Other Equipment:	



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