FOR LEASE - WILL DIVIDE
ONE PEQUOT WAY, CANTON MA

Hi-Bay Warehouse

Building Size: 36,032 SF

- +/- 2,200 SF of Office
- Three 8' x 10' dock doors with levelers
- One 10' x 12' drive-in
- Clear Height: 21'- 26'
- Wet sprinkler system
- Zoned: Limited Industrial B
- Lot Size: 2.5 Acres
- Power: 800amp 277/480V
- Taxes: $93,312.96 +/-

DONAHUE ASSOCIATES

Commercial & Industrial Real Estate
457 Belmont Street
Brockton, MA 02301
Tel: 508.588.1717
mdre@donahueassociates.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

A certain parcel of land situated at 1 Pequot Way, Canton, Norfolk County, Massachusetts, shown as Lot 1 on a plan entitled "Pequot Park Definitive Plan of Land in Canton, Mass. owned by J. F. Fitzgerald Construction Co.", by F. J. Healy Associates, Inc., filed with Norfolk County Registry of Deeds as Plan No. 791 of 1989 in Plan Book 226, bounded and described as follows:

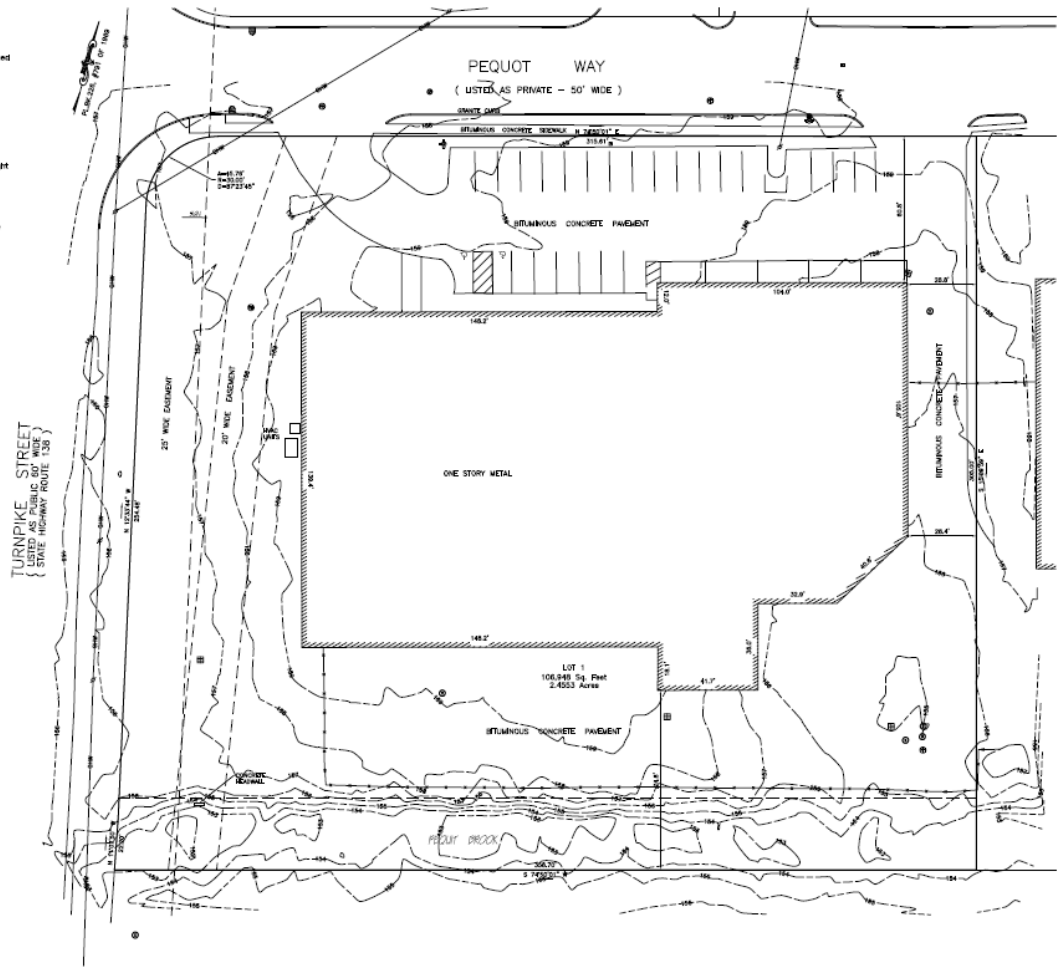
WESTERLY	by Turnpike Street, two hundred seventy six and 68/100 (276.68) feet;
NORTHWESTERLY	by a curve having a radius of thirty (30) feet a distance of forty-five and 76/1 00 (45.76) feet;
NORTHERLY	by Pequot Way, three hundred fifteen and 62/100 (315.61) feet;
EASTERLY	by Lot 2 as shown on said Plan, three hundred five (305) feet; and
SOUTHERLY	by land now or formerly of Boston Sand & Gravel, three hundred fifty-eight and 70/100 (358.70) feet.

The Grantor hereby also conveys to the Grantee all of his right, title and interest in and to Pequot Way as shown on said Plan together with the right to use said Way for any and all purposes.
Said premises are conveyed subject to and with the benefit of easements, restrictions, mortgages, liens, encumbrances and agreement of record, if any, and to the extent the same are now in force and applicable.

PLAN NOTES:
1. BUILDING OFFSETS SHOWN ARE TO CONCRETE FOUNDATION.
2. SURVEYOR COULD NOT FIND RECORD DOCUMENTS TO DEFINE THE LOCATION OF THE 20' WIDE EASEMENT SHOWN ON THE MEYERS PLAN. (PLAN # 791 OF 1989) EASEMENT LOCATION AS SHOWN WAS BASED UPON MANHOLES AND HEAD WALL LOCATIONS.
3. ELEVATIONS SHOWN ARE NAVD 1988, BASED UPON AN OPUS CONVERSION OF GPS OBSERVATIONS TAKEN ON MAY 18, 2021. (REF FINALCANAL_RS2011(EPOCH:2010.0000))
4. WETLAND FLAGS WERE SET BY TUNK ASSOCIATES ON MAY 18, 2021.

TO: COLIN PEDDIE
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 2,3,4,7(a),8,9,11b,13,14,16,19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 27, 2021.

KENNETH B. ANDERSON, PLS # 31298
"AS USED IN THIS CERTIFICATION, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR MATTERS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



LOCUS PLAN

ALTA/NSPS Land Title Survey 1 Pequot Way CANTON, Norfolk County, Massachusetts

DRAFT

Record Owner:
Janet M. Younker, Trustee
The Bruce A. MacPherson
Revocable Trust
Deed Book 35019, page 515
Abstract of Trust
Book 36351, page 480
Abstract of Trust
Book 38563, page 383

DATE: June 1, 2021

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ANDERSON SURVEYS, INC.
Professional Land Surveyors
1 MAIN STREET
BOSTON, MA 02341-0149
(781) 293-5349
kanderson@andersensurveys.com
SCALE : 1" = 20'

0 20 40 60

LEGEND

These standard symbols will be found in the drawing.

- FIRE HYDRANT
- CATCH BASIN D
- MAN HOLE DRAIN
- MAN HOLE SEWER
- MAN HOLE UNKNOWN TYPE
- GAS GATE
- WATER GATE
- UTILITY POLE
- CATCH BASIN
- HANDICAP SPACE
- OVERHEAD WIRES