MetroWest Commercial R. E.

THE REGIONAL EXPERTS

FOR LEASE
2 – BAY GARAGE SHOP w / OFFICE & WAREHOUSE
1569 WASHINGTON STREET, HOLLISTON, MA



Building is situated directly on Route 16 (aka Washington Street) for high exposure. Property is fully fenced-in. Available now. See pages 4-7 for zoning.

ASKING - $3,500/m + separately metered utilities

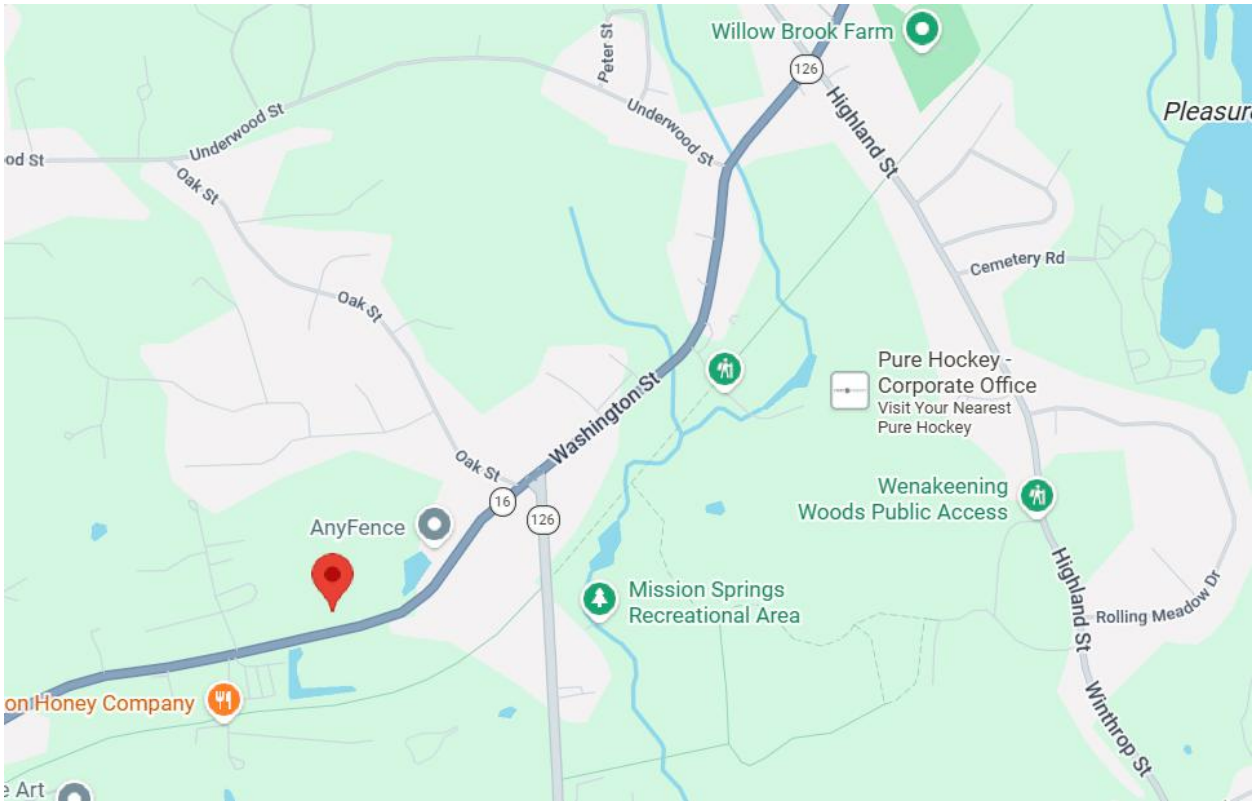
FEATURES:

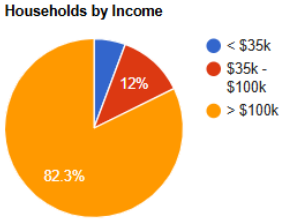
- 2 bays with 9.5 Ft Automatic overhead doors measuring approx. 1,200 SF total.
- Large office / showroom space 16'x 20'
- Large stock/inventory room with some heavy-duty shelving
- 2 Bathrooms
- 3-Phase and Single-Phase Power. 400 amps.
- Fully plumbed for compressed air with hose reels and 2 air compressors; 1 – 15 Hp. 1 – 25 Hp.
- Gas heat through overhead blowers
- Gas overhead heat blowers
- Gas and Electricity Supplied by Eversource
- Water supplied by Town of Holliston / private septic
- An employee of the landlord's business lives above the unit
- Designated Outside Parking Space.

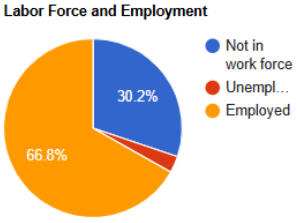
EXCLUSIVE LISTING BROKER: LAUDY SOIFER
508-667-7271 - cell
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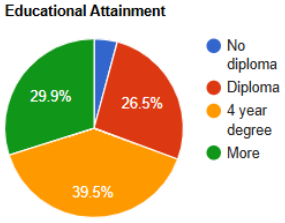
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1569 WASHINGTON STREET / ROUTE 16
HOLLISTON, MA

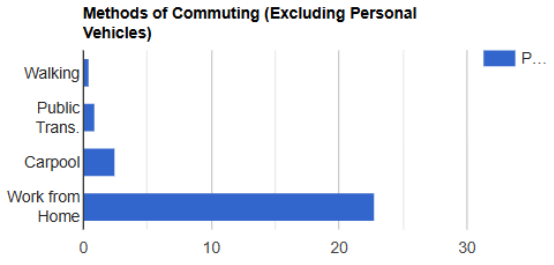






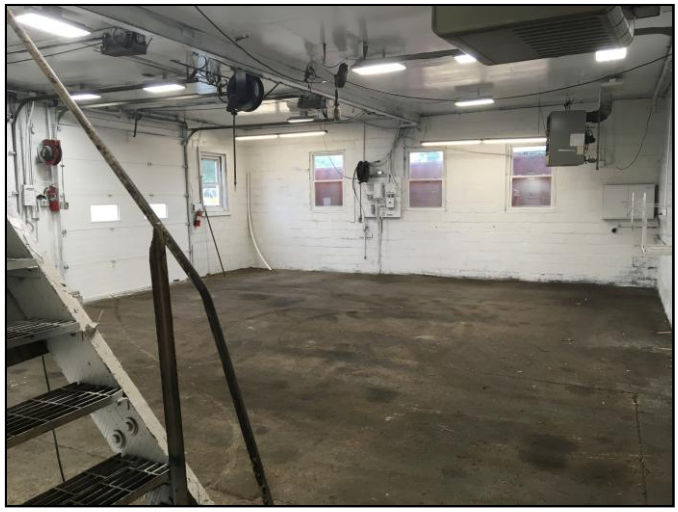


Income Statistics	Value in USD
Median Income	$181,250
Mean Income	$228,844
Per Capita Income	$78,404

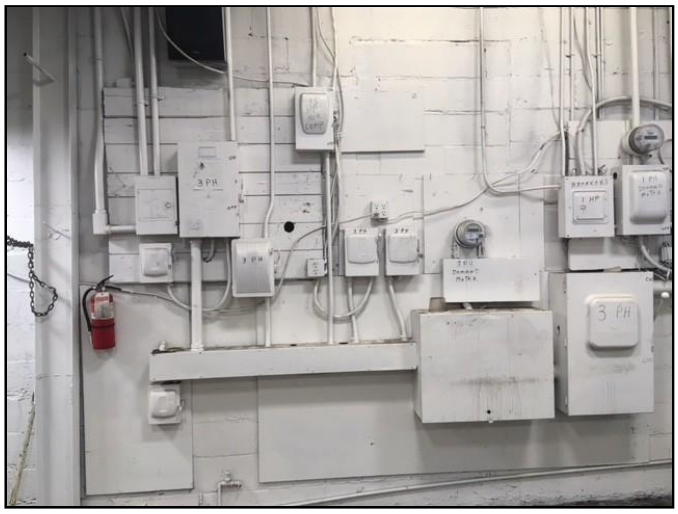


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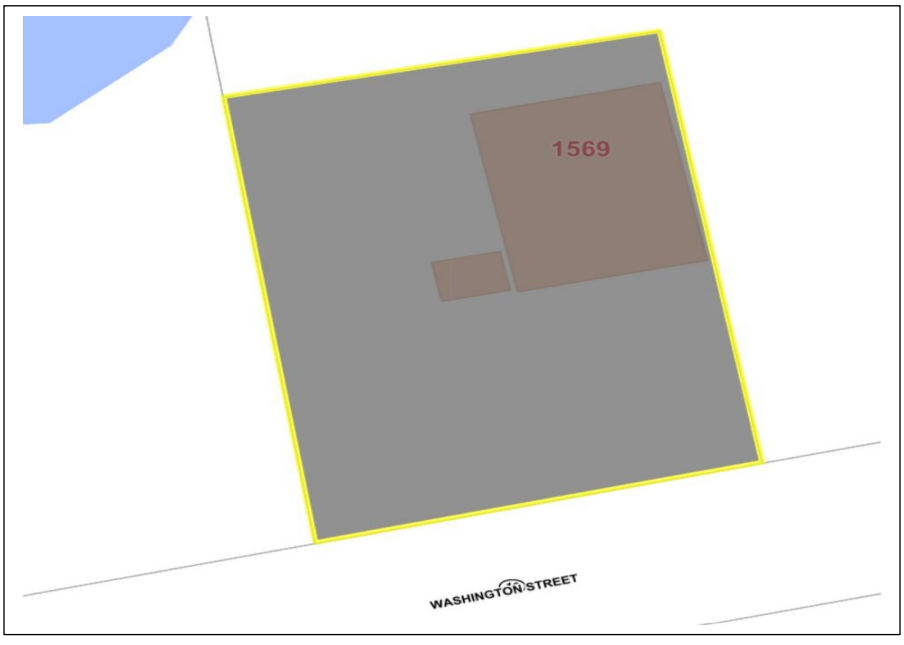
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ZONING

D. COMMERCIAL USES								
1. Educational uses or structures which are not public, religious, or run by a non-profit educational corporation duly licensed in Massachusetts	SP	SP	SP	SP	SP	Y	Y	Y
2. Privately organized camp	SP	SP	SP	SP	SP	SP	SP	SP
3. Bed and breakfast, but not including an overnight cabin, motel or hotel	SP	SP	SP	SP	SP	SP	N	N
4. Hotel, motel, or overnight cabin	N	N	N	N	SP	SP	SP	N
5. Retail sales, not including drive-in or outdoor retail sales	N	N	N	N	Y	Y	SP	N
6. Personal service establishment	N	N	N	N	Y	Y**	N	N
7. General service establishment *(Amended May 2022 – ATM, Art. 38)*	N	N	N	N	SP	SP	SP	N
8. Drive-in uses and appurtenant buildings or structures	N	N	N	N	SP	N	SP	N
9. Outdoor retail sales	N	N	N	N	SP	SP	SP	N
10. Business or professional office	N	N	N	N	Y	Y**	Y	N

**Except SP for a new building over 5,000 s.f. gross floor area or an addition resulting in a building over 5,000 s.f. gross floor area.

The Zoning Bylaw was adopted by the Town Meeting of the Town of Holliston on October 16, 2023. The buyer is responsible for verifying all info and ensuring that their intended use complies with the current regulations.

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D. COMMERCIAL USES CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
11. Mixed office and warehouse use where not more than 20% of the gross floor area not to exceed 15,000 square feet is devoted to warehouse facilities, packaging, or fabrication and is otherwise in compliance with local, state and federal laws, rules and regulations, but not including any use which involves the manufacture, storage, transportation, discharge or disposal of hazardous, toxic or radioactive materials or which generates perceptible vibration or noise levels greater than 65 dbA at the property line	N	N	N	N	SP	SP	Y	N
12. Undertaking establishment or funeral home	N	N	SP	N	SP	SP	N	N
13. Commercial parking lot and/or parking charging a fee	N	N	N	N	SP	SP	SP	N
14. Restaurant or other place serving food or beverages only to persons inside a building	N	N	N	N	Y	Y**	SP	N
15. Restaurant with drive-in window	N	N	N	N	SP	N	SP	N
16. Restaurant or other place serving food or beverages with either live or mechanical entertainment or which provides outdoor seating	N	N	N	N	SP	SP	SP	N
17. Commercial indoor or outdoor amusement or recreation place or place of assembly, not including outdoor movie theater, provided that the building is appropriately insulated and maintained as to confine the noise to the premises and is located not less than one hundred feet from a residential district.	N	N	N	N	SP	SP	SP	N
18. Country, tennis, golf or similar clubs whether or not for profit	SP	SP	SP	SP	SP	SP	SP	SP
19. Outdoor movie theater	N	N	N	N	N	N	SP	N
20. Drive-in or open-air business and appurtenant buildings or structures	N	N	N	N	SP	SP	N	N

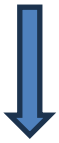
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D. COMMERCIAL USES CONTINUED	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
21. Animal or veterinary hospital or kennel	SP	SP	SP	N	SP	SP	SP	N
22. Adult Entertainment Uses *(Amended May 2001 – ATM, Art. 41)*	N	N	N	N	N	N	SP[1]	N
23. Medical Marijuana Treatment Center/Registered Marijuana Dispensary	N	N	N	N	N	N	Y	N
E. MOTOR VEHICLE USES								
1. Salesroom for motor vehicle, trailers, boats, farm implements or machinery with repair services and storage permitted	N	N	N	N	SP	SP	Y	N
2. Gasoline station with service by attendant only	N	N	N	N	SP	SP	SP	N
3. Self-service gasoline station	N	N	N	N	SP	SP	SP	N
4. Repair garage, auto body, soldering or welding shop	N	N	N	N	SP	SP	SP	N
5. Electric charging station, Level Two, as principal or accessory use	N	N	N	Y	Y	Y	Y	Y
F. ENERGY RELATED USES								
1. Small-scale solar power generation system	Y	SP	SP	SP	SP	SP	Y	SP
2. Large-scale solar power generation system	N	N	N	N	SP	N	SP	N
3. Alternative Energy and Renewable Energy Manufacturing Facilities and Alternative Energy and Renewable Energy Research and Development Facilities	N	N	N	N	N	N	Y	N

[1]No Adult Use Special Permit shall be issued to any person convicted of violating the provisions of MGL Ch. 119, Section 60 or MGL Ch. 272, Section 28. All building entries and windows shall be screened in such a manner as to prevent visual access to the interior of the establishment by the public. No sign or other like materials shall display any sexually explicit figures or words as defined in MGL Ch. 272, Section 31.

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G. INDUSTRIAL AND OUTDOOR USES	AR-1	AR-2	R-1	VR	C-1	VC	I	APT
1. Warehouse facility *(Amended May 2022 – ATM, Art. 38)*	N	N	N	N	N	N	SP	N
2. General industrial uses including manufacturing, storage, processing, fabrication, packaging and assembly comprised of not more than 15,000 square feet of floor area devoted to such use and otherwise in compliance with local, state and federal laws, rules and regulations, but not including any use which involves the manufacture, storage, transportation, discharge or disposal of hazardous, toxic or radioactive materials *(Amended May 2022 – ATM, Art. 38)*	N	N	N	N	N	N	Y	N
3. General Industrial uses including manufacturing, storage, processing, fabrication, packaging, and assembly that occupy more than 15,000 square feet of floor area not including Warehouse, or those no more than 15,000 square feet of floor area involve the manufacture, storage, transportation, discharge or disposal of hazardous, toxic, or radioactive materials *(Amended May 2022 – ATM, Art. 38)*	N	N	N	N	N	N	SP	N
4. Craft Marijuana Cultivator Cooperatives, Cultivators, Independent Testing Labs., Marijuana Product Manufacturers *(Added October 2018 – STM*, Art. 26)	N	N	N	N	N	N	SP	N
5. Marijuana Retailers *(Added October 201 STM, Art. 22)*	N	N	N	N	N	N	N	N
6. Marijuana Delivery Licensees *(Added May 2022 – ATM, Art. 7.)*	N	N	N	N	N	N	SP	N

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Listing Broker: LAURENCE "LAUDY" SOIFER
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