

BRANCHBURG COMMERCE PARK

January 2008

UNIT	COMBOS	OTHER	SF OFFICE	TOTAL	MAX CLG HEIGHT	DI DOORS	LOADING DOCKS	LEASE RATE	CAM RATE	PURCHASE PRICE	CONDO FEE %	BEST USE
1	D1A	5,900	863	6,763	15'		2	\$5.85	\$1.25	\$445,000	6.32	Warehouse/Flex
2	D1B	7,025		7,025	15'		1	\$5.50	\$1.25	\$465,000	6.57	Warehouse/Flex
3	D4	6,300		6,300	18'	1 (13')	1	\$6.00	\$1.25	\$465,000	5.89	Warehouse/Flex
4	D1A / 4	12,200	863	13,063	18'	1 (13')	3	\$5.85	\$1.25	\$910,000	12.21	Warehouse/Flex
5	D1A / 1B	12,925	863	13,788	15'		3	\$5.60	\$1.25	\$910,000	12.89	Warehouse/Flex
6	D1A / 1B / 4	19,255	863	20,088	18'	1 (13')	4	\$5.75	\$1.25	\$1.375 M	18.78	Warehouse/Flex
7	D4 / 0	6,300	1,518	7,818	18'	1 (13')	1	\$6.50	\$1.25	\$600,000	7.31	Warehouse/Flex
8	D1A / 0	5,900	2,381	8,281	15'		2	\$5.95	\$1.25	\$600,000	7.74	Warehouse/Flex
9	D1A / 4 / 0	12,200	2,381	14,581	18'	1 (13')	3	\$5.90	\$1.25	\$1.045 M	13.63	Warehouse/Flex
10	D1A / 1B / 4 / 0	19,225	2,381	21,606	18'	1 (13')	4	\$5.90	\$1.25	\$1.510 M	20.2	Warehouse/Flex
11	D3	13,806	2,080	15,886	17'	2	1	\$5.25	\$1.25	\$1,100,000	14.74	Warehouse/Flex
12	D3 / 40% - 2A	16,040	2,080	18,120	17'	2	2			\$1,275,000		
13	D3 / 60% - 2A	17,157	2,080	19,237	17'	2	4			\$1,360,000		
14	D3 / 2A	20,306	2,300	22,606	17'	2	5	\$5.15	\$1.25	\$1.540 M	21.21	Warehouse/Flex
15	D3 / 2A / 2B	27,006	2,780	29,786	17'	3	5	\$5.15	\$1.25	\$2 M	27.92	Warehouse/Flex
16	D3 / 2B	20,506	2,560	23,066	17'	3	1	\$5.15	\$1.25	\$1.555 M	21.45	Warehouse/Flex
17	D2A	6,480	220	6,700	14'		4	\$4.95	\$1.25	\$450,000	6.47	Warehouse/Flex
18	D2B	6,700	480	7,180	16'	1		\$4.95	\$1.25	\$465,000	6.71	Warehouse/Flex
19	D2B / 40% - 2A	8,934	480	9,414	16'	1	1			\$635,000		
20	D2A / 2B	13,180	700	13,880	16'	1	4	\$4.90	\$1.25	\$900,000	13.18	Warehouse/Flex
21	O		1,518	1,518				\$1,000 Mo	\$1.25	\$145,000	1.42	Office
22	E1A	1,080		1,080	12'			\$850 Mo	Gross	\$105,000	1.01	Shop/Storage *
23	E1B	350		350	12'	1		\$350 Mo	Gross	\$38,000	.33	Shop/Storage *
24	E1C	572		572	12'	1		\$525 Mo	Gross	\$57,000	.53	Shop/Storage *
25	E1B / C	922		922	12'	2		\$850 Mo	Gross	\$90,000	.86	Shop/Storage *
26	E1B / C / F	1,734		1,734	12'	2		\$1,600 Mo	Gross	\$175,000	1.08	Shop/Storage *
27	E1A / B / C	2,002		2,002	12'	2		\$1,800 Mo	Gross	\$205,000	1.67	Shop/Storage *
28	E1A / B / C / F	2,814		2,814	12'	2		\$2,500 Mo	Gross	\$290,000	2.09	Shop/Storage *
29	E1D	1,080		1,080	12'	1		\$850 Mo	Gross	\$105,000	1.01	Shop/Storage *
30	E1E	800		800	12'	1		\$745 Mo	Gross	\$85,000	.75	Shop/Storage *
31	E1D / E	1,880		1,880	12'	2		\$1,575 Mo	Gross	\$185,000	1.76	Shop/Storage *
32	E1D / E / F	2,692		2,692	12'	2		\$2,250 Mo	Gross	\$270,000	1.98	Shop/Storage *
33	E1F	812		812	9'	1		\$725 Mo	\$1.25	\$87,000	.75	Storage
34	E1A/B/C/D/E/F	4,694		4,694	12'	4		\$5.75	\$1.25	\$475,000	4.90	Storage/Shop
35	E2A	500		500	12'			\$475 Mo	Gross	\$50,000	.47	Storage/Office *
36	E2B	300		300	12'			\$290 Mo	Gross	\$35,000	.28	Storage/Office *
37	E2C	500		500	12'			\$475 Mo	Gross	\$50,000	.47	Storage/Office *
38	E2D	300		300	12'			\$290 Mo	Gross	\$35,000	.28	Storage/Office *
39	E2	2,320		2,320	12'			\$6.00	\$1.25	\$225,000	2.90	Storage/Office *
40	F1	484		484	12'			\$450 Mo	Gross	\$52,000	.43	Office *

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		OTHER	OFFICE	TOTAL								
41	F2	2,480		2,480	17'	1		\$2,000 Mo	\$1.25	\$275,000	2.32	Showroom
42	F1 / 2	2,944	464	3,408	17'	1		\$8.60	\$1.25	\$325,000	2.75	Flex/Showroom
43		700		700	12'	1			Gross		.61	OCCUPIED * Mo
44			650	650	12'				Gross		.65	OCCUPIED * To
45		700	650	1,350	12'	1			Gross		1.26	OCCUPIED * Mo
46	K1B	1,000		1,000	12'	2		\$950 Mo	Gross	\$105,000	.47	Flex *
47	K1C	600		600	12'	2		\$575 Mo	Gross	\$62,000	.28	Storage *
48	K1D	350		350	12'	1		\$325 Mo	Gross	\$41,000	.16	Storage *
49	K1E	480		480	12'	2		\$475 Mo	Gross	\$51,000	.22	*
50	K1F	400		400	12'	1		\$400 Mo	Gross	\$45,000	.22	Storage *
51	K1B / C	1,600		1,600	12'	4		\$1,500 Mo	Gross	\$165,000	.75	*
52	K1E / D	830		830	12'	3		\$800	Gross	\$90,000	.38	*
53	K1C / D / E	1,430		1,430	12'	5		\$1,375 Mo	Gross	\$150,000	.66	*
54	LAB	5,637	9,930	15,567		2		\$9.53	\$1.25	\$1,350,000	14.64	
55	M	2,460	420	2,880	13'	1		\$2,200 Mo	\$1.25	\$290,000	2.69	Other w WH
56	B (Ice House)		924	924	14'	1		\$2,500 Mo	Gross	\$135,000	.86	Office *
57	B (Ice House)	924		924	14'	1		\$1,000 Mo	Gross	\$135,000	.86	Sale "As Is"
58	A (Office)			0						\$1,250,000	2.30	
59		4,256		4,256		1			\$1.25		3.02	
60	Q (See Below)	4,097		4,097	12'	1		\$2,000	\$1.25	\$320,000	2.27	Office
61												
62												
63	R (R & D)	7,680	4,420	12,100	12'	3		\$11.00	\$1.25	\$1,250,000	11.31	

* Note: All Tenant occupied (non-storage) gross lease +/- SF 20% +/- SF Utilities