

# PUBLIC AUCTION

## • ACTON, MASSACHUSETTS •

(3)

# MULTI-TENANTED COMMERCIAL OFFICE BUILDINGS

"CLOSE PROXIMITY TO ALL AMENITIES"

## 31 Nagog Park; 35 Nagog Park & 43 Nagog Park ACTON, MASSACHUSETTS

To Be Sold In Its Entirety On The Premises of 31 Nagog Park

# TUESDAY, MARCH 5<sup>TH</sup> AT 11:00 A.M.

**THIS IS A MORTGAGEE'S FORECLOSURE ON A GROUND LEASE AND THE IMPROVEMENTS ON THE PROPERTY. IT IS NOT A SALE OF THE UNDERLYING REAL ESTATE.**



### 31 NAGOG PARK

- 3 Story Class A Office Building • ±50,168 S/F of Rentable Area •
- ±16,722 Average S/F per Floor • Steel Frame Construction •
- Concrete Slab Foundation • Brick Façade • Rubber Membrane Flat Roof •
- Anodized Aluminum Frame Windows • Carpeted & Tile Floors •
- 100% Sprinklered • ±8 Ft. Ceiling Height • Paved Parking for ±155 Vehicles •
- (1) Passenger Elevator • Gas Fired FWA Heat • Central Air Conditioning •
- (4) 400 Amp Electrical Services • Public Water •
- On-Site Wastewater Sewer Plant (Town) •
- Handicap Accessible (Common Areas) •
- Card Access Security System • Zoned: Office Park 1 (OP-1) •



### 35 NAGOG PARK

- 3 Story Class A Office Building • ±94,675 S/F of Rentable Area •
- ±31,558 Average S/F per Floor • Steel Frame Construction •
- Concrete Slab Foundation • Brick Façade • Rubber Membrane Flat Roof •
- Anodized Aluminum Frame Windows • Carpeted & Tile Floors •
- 100% Sprinklered • ±9 Ft. Ceiling Height • (1) Loading Dock w/ Leveler •
- Paved Parking for ±350 Vehicles • (1) Passenger Elevator •
- (1) Hydrotherm Gas Fired Boiler w/ Electric HVAC Systems •
- Central Air Conditioning • (2) 400 Amp Electrical Services •
- Public Water • On-Site Wastewater Sewer Plant (Town) •
- Card Access Security System • Zoned: Office Park 1 (OP-1) •



### 43 NAGOG PARK

- 2 Story Class A Office Building • ±50,324 S/F of Rentable Area •
- ±29,662 Average S/F per Floor • Steel Frame Construction •
- Concrete Slab Foundation • Brick/Masonry Façade •
- Rubber Membrane Flat Roof • Anodized Aluminum Frame Windows •
- Carpeted & Tile Floors • 100% Sprinklered • ±9 Ft. Ceiling Height •
- (2) Loading Docks w/ (1) Leveler • Paved Parking for ±260 Vehicles •
- (1) Passenger Elevator • Electric HVAC Systems • Central Air Conditioning •
- (4) 400 Amp Electrical Services • Public Water •
- On-Site Wastewater Sewer Plant • Handicap Accessible (Common Areas) •
- Card Access Security System • Zoned: Office Park 1 (OP-1) •

#### Sale Per Order Of Mortgagee

Attorney Steven Weiss  
OF THE FIRM OF Shatz, Schwartz and Fentfin, P.C.  
1441 Main Street, Springfield, Ma  
Attorney For Mortgagee

**1% BROKER INCENTIVE OFFERED!!!**

#### TERMS OF SALE:

\$150,000.00 Deposit is Required at Time of Auction in Certified Funds.  
5% Buyer's Premium Applies.  
Other Terms To Be Announced At Time Of Sale.

## Aaron Posnik

**AUCTIONEERS • APPRAISERS**

MORTGAGEE'S SALE OF GROUND LEASE BY

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5% BUYER'S PREMIUM APPLIES.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



MA Auc. Lic. #161  
PA Auc. Lic. #AY000241L  
Est. 1932

Visit our Website @ [www.posnik.com](http://www.posnik.com)  
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Aaron Posnik & Co., Inc.  
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