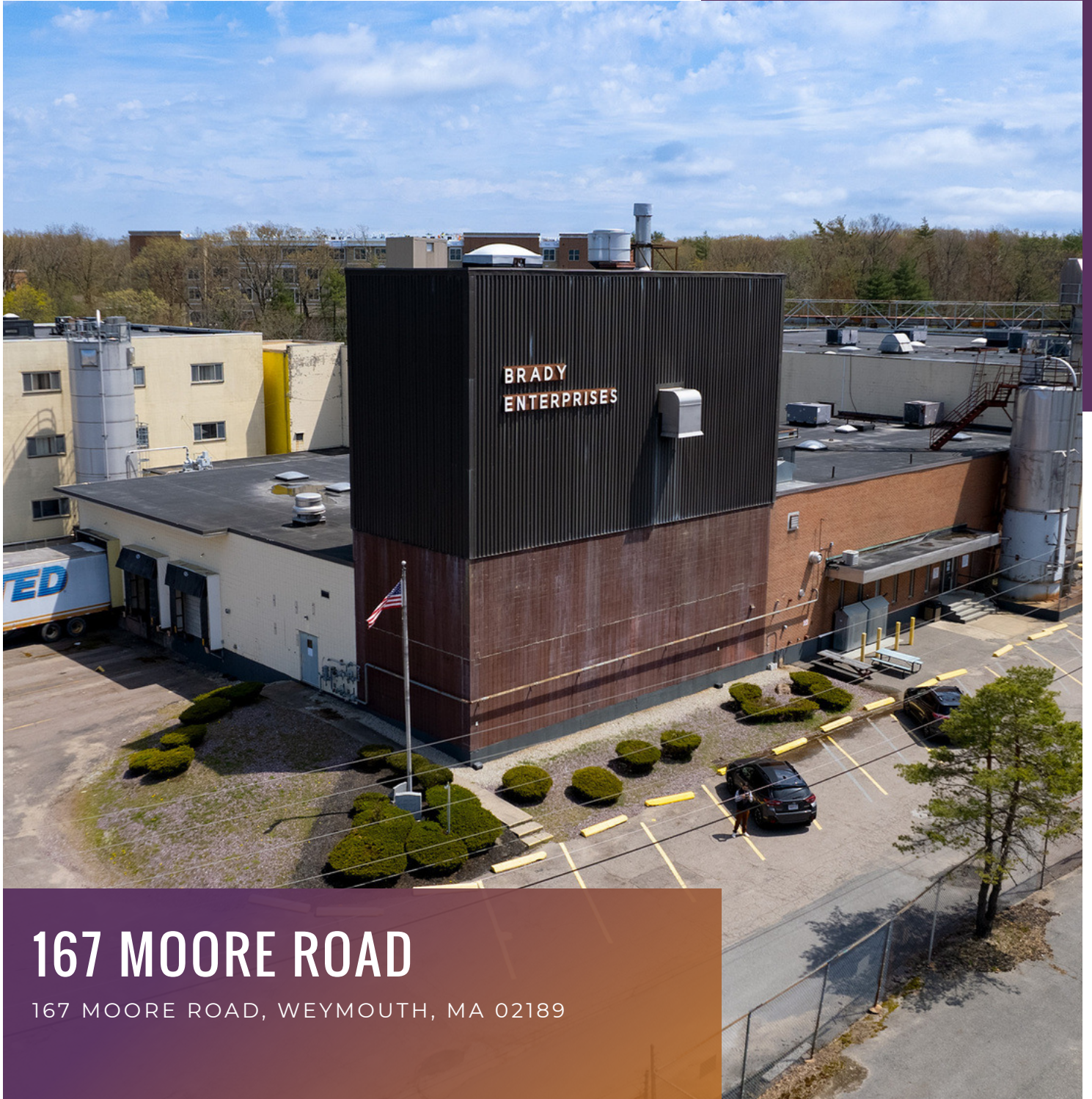


FOR LEASE
INDUSTRIAL PROPERTY



167 MOORE ROAD

167 MOORE ROAD, WEYMOUTH, MA 02189

For More Information

DAVE ELLIS, SIOR

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167 MOORE ROAD



PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to offer this incredible industrial opportunity For Sale or Lease in the Weymouth Industrial Park. Purpose built for dry food manufacturing, the building offers heavy power and floor loads. Divisible for multiple tenants or redevelopment for cold storage, self storage or warehouse.

PROPERTY HIGHLIGHTS

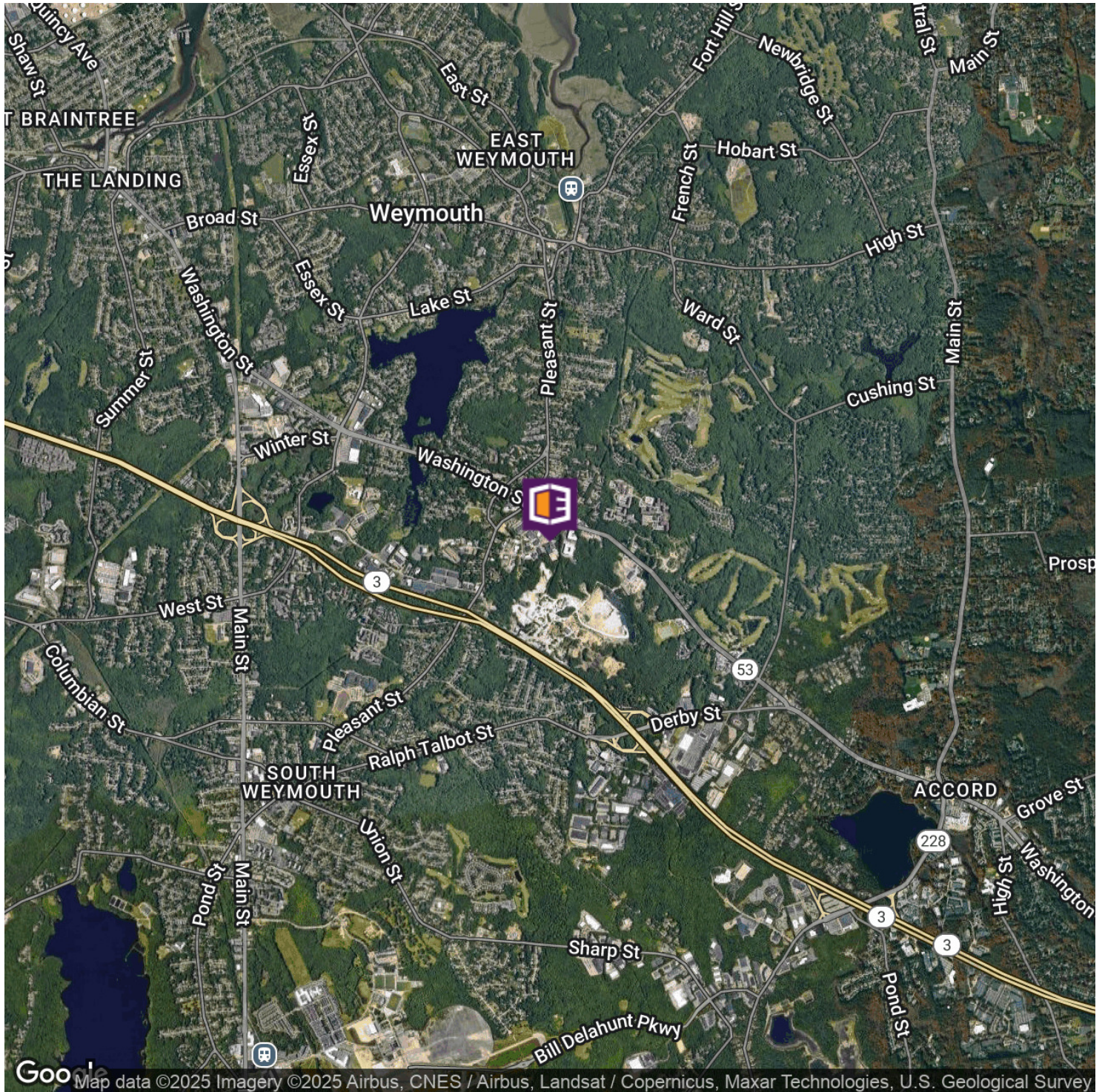
- Purpose-built Manufacturing Facility
- Heavy Power - 2500 amps @ 480V - 3-Phase
- Partial HVAC in Warehouse
- Weymouth Industrial Park Location
- Manufacturing Infrastructure
- Town Water and Sewer

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	11,400 - 105,000 SF
Lot Size:	6.91 Acres
Building Size:	120,168 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	858	3,842
Total Population	348	1,809	7,931
Average HH Income	\$111,795	\$106,668	\$121,847

167 MOORE ROAD



167 MOORE ROAD

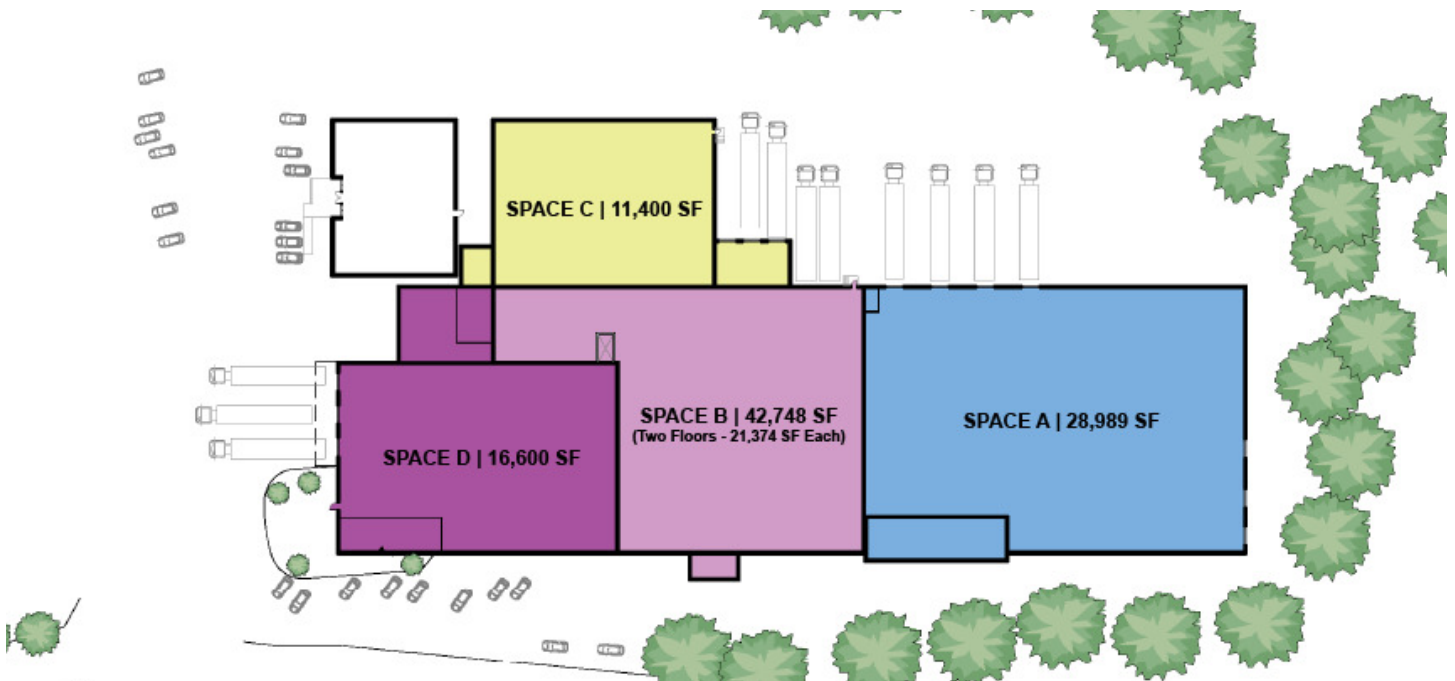
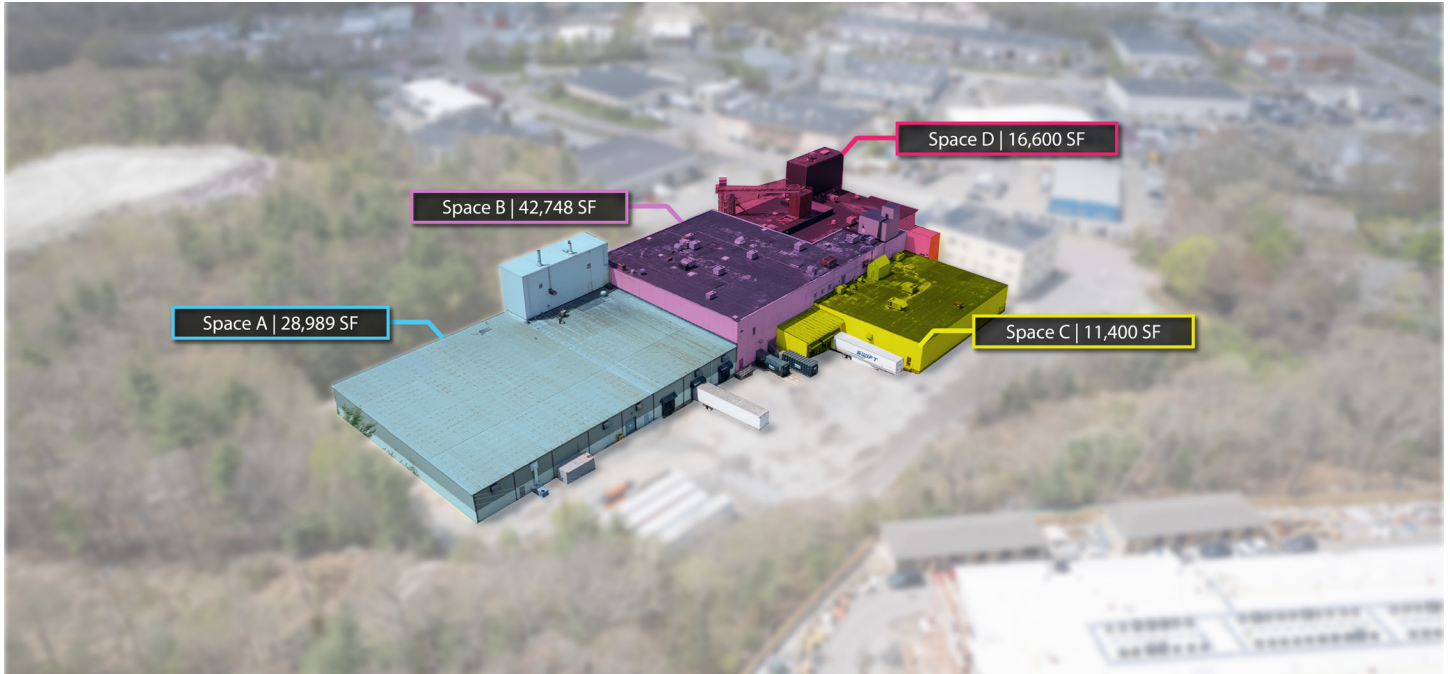


Logistical Details

3 ----- 8 Minute Drive Via Route 53

93 ----- 13 Minute Drive Via Route 3

167 MOORE ROAD



ADDITIONAL PHOTOS

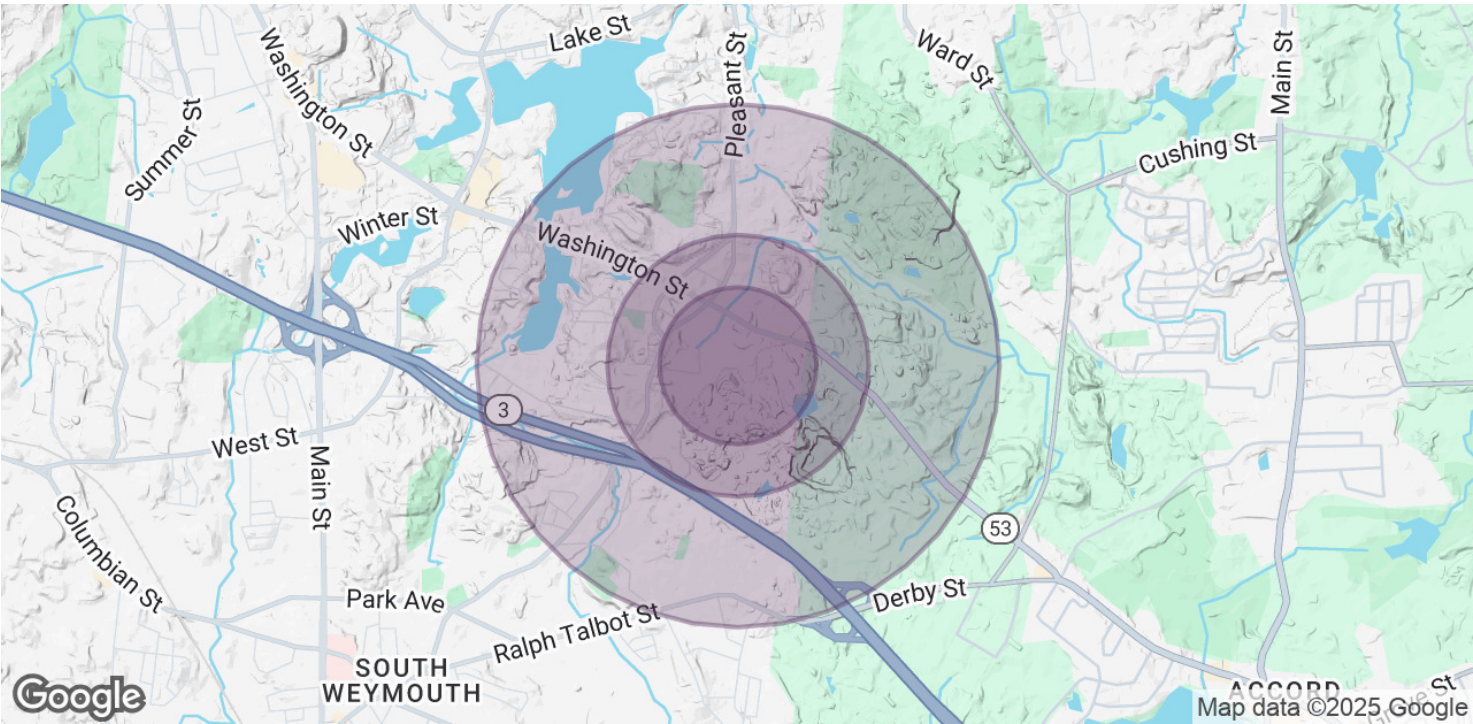
167 MOORE ROAD



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	348	1,809	7,931
Average Age	42	49	50
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	858	3,842
# of Persons per HH	2.5	2.1	2.1
Average HH Income	\$111,795	\$106,668	\$121,847
Average House Value	\$573,119	\$716,133	\$722,731

Demographics data derived from AlphaMap