



105 MEMORIAL DR

AVON, MA

FOR SALE OR LEASE | TWO-BUILDING OWNER-USER OPPORTUNITY

- 4,800 SF Industrial Building and 2,200 SF Flex/Retail Building
- Three (3) Drive-In Doors
- Zoned General Business

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

Located at 105 Memorial Drive in Avon, Massachusetts, this versatile commercial property offers a rare opportunity for an owner-user or local business. The property features a newly constructed 4,800 SF warehouse with 26' clear height, two 14' drive-in doors, and modern infrastructure, complemented by a separate 2,200 SF retail building currently leased to a month-to-month tenant (\$2,000/Month), providing immediate cash flow. Strategically positioned just minutes from Route 24 and with convenient access to I-93 and I-95, the property offers excellent regional connectivity to Boston, the South Shore, and greater New England. Its location within Avon's established commercial corridor provides strong visibility and accessibility, making it ideal for a wide range of industrial, service, or retail users looking to establish or expand their presence in the market.

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	72,692	217,274	488,227
Total Population	207,491	572,878	1,274,766
Average HH Income	\$119,590	\$139,706	\$146,269

PROPERTY HIGHLIGHTS

- Two-Building Owner-User Opportunity
- Retail Building with Month-to-Month Tenant
- Passed 21E Environmental Compliance
- Zoned General Business
- Sixty (60) Parking Spots
- Sale Price: \$1,999,000

INDUSTRIAL BUILDING

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	4,800 SF
Lot Size:	0.49 AC
First Floor:	3,600 SF
Second Floor Office:	1,200 SF Office
Clear Height:	26' Clear
Drive-In Doors:	Two (2) 14'
Car Lift:	Three (3)
Year Built:	2023

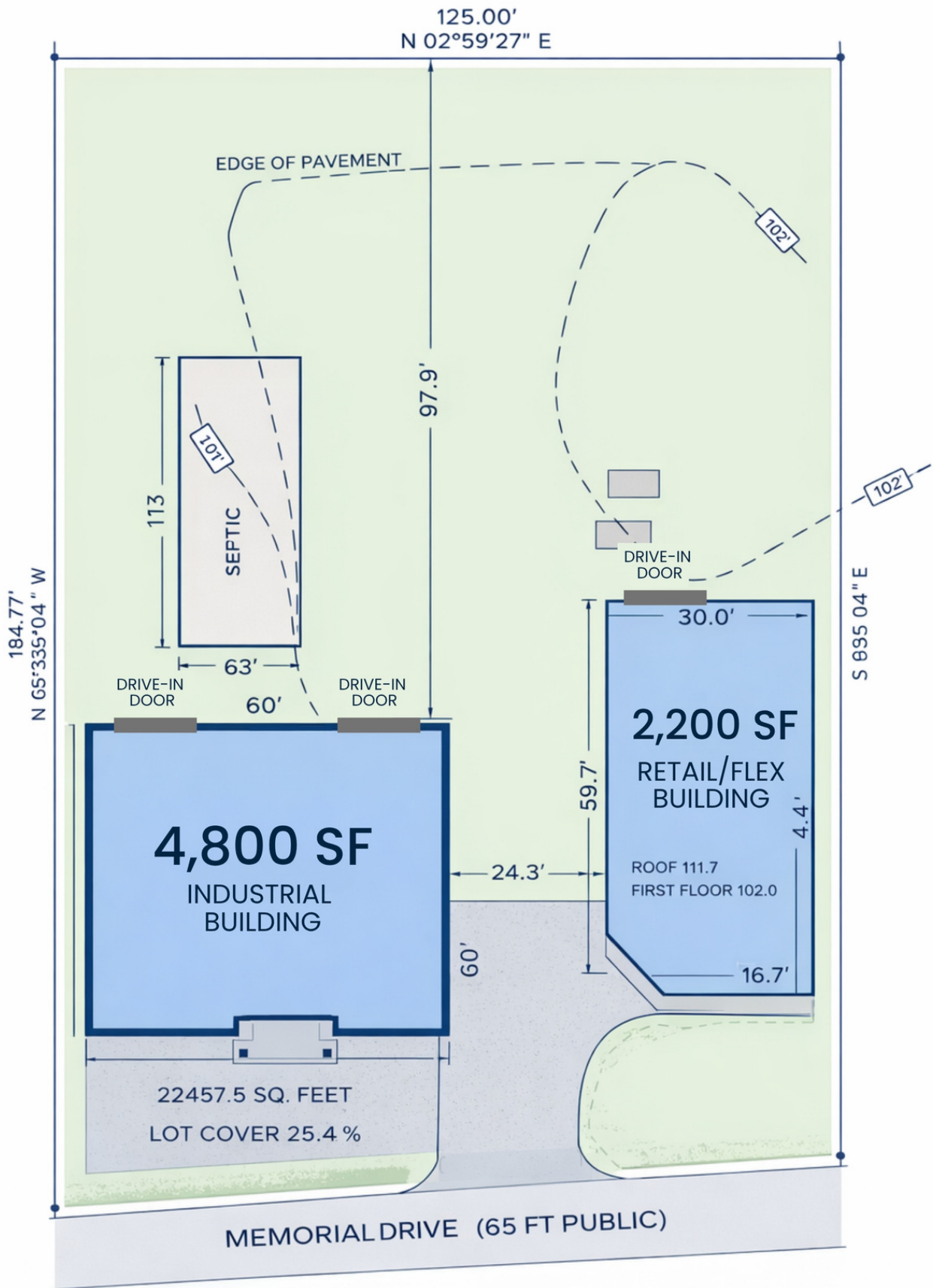
RETAIL BUILDING

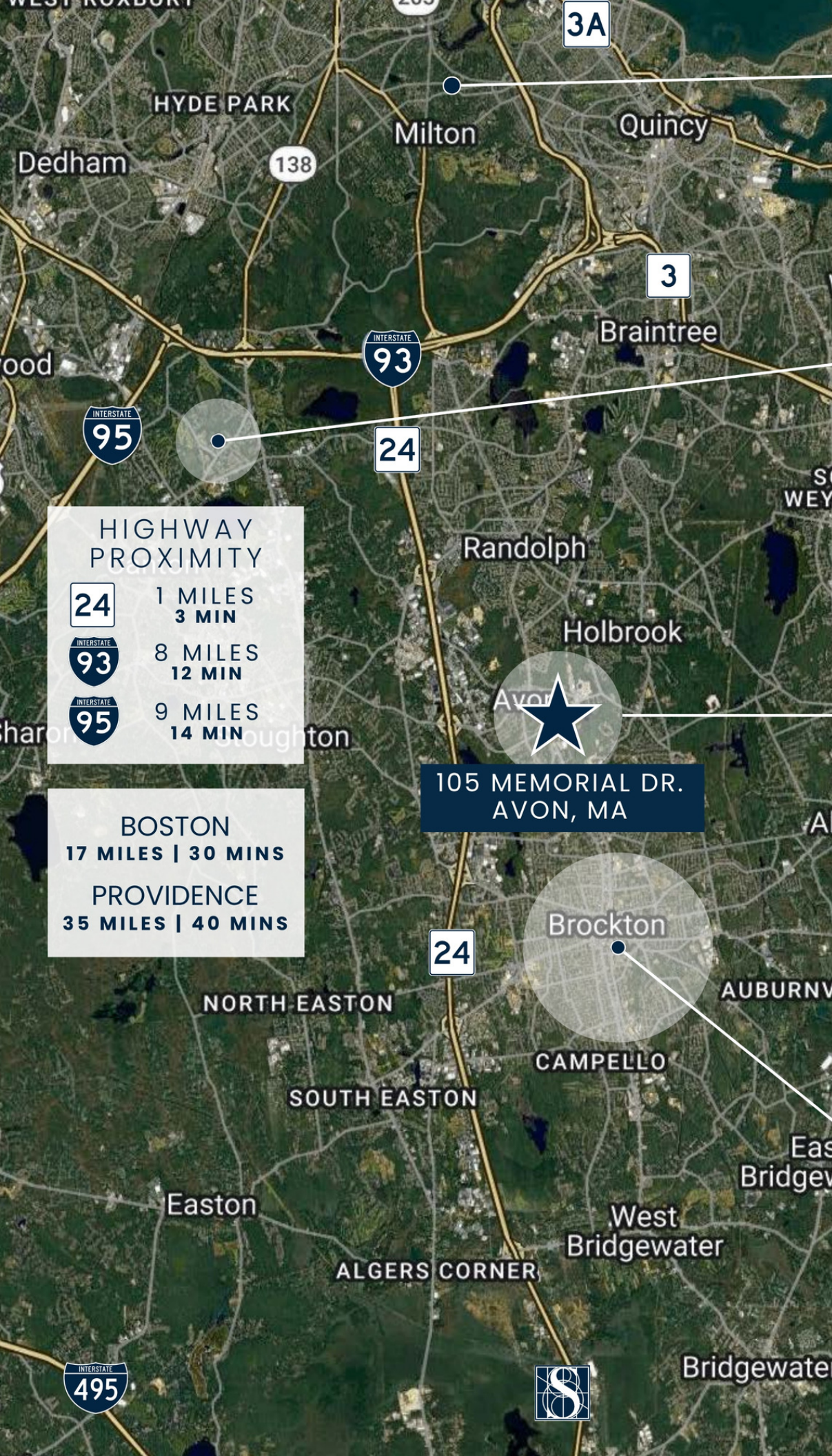
Building Size:	2,200 SF
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HIGHWAY PROXIMITY

	1 MILES 3 MIN
	8 MILES 12 MIN
	9 MILES 14 MIN

BOSTON
17 MILES | 30 MINS

PROVIDENCE
35 MILES | 40 MINS

**105 MEMORIAL DR.
AVON, MA**

**Boston
Scientific**

**DUNKIN'
BRANDS®**

DNKN™ BR.

**ADVANCED
INSTRUMENTS**

**amazon
fulfillment**

XPOLogistics

**DISTRIBUTION
CENTER**

F.W. WEBB COMPANY

**DISTRIBUTION
CENTER**

**WHO BUT
W.B.MASON**
SUPPLIER DIVERSITY

CONCORD FOODS

BARBOUR PLASTICS, INC.
Marine Products Division

**BUSKE
LOGISTICS**



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