

FLEX / INDUSTRIAL SPACE FOR LEASE



140 ACE ST

Fall River, MA 02720

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PROPERTY SUMMARY



LOCATION DESCRIPTION

140 Ace Street is located in Fall River, Massachusetts and offers immediate access to I-195, Route 24, Route 79, and US Highway 6. The property is located in an industrial/business section of the City, just to the east of the Veteran's Memorial Bridge, and is located less than 50 miles to Boston, Massachusetts and less than 20 miles to Providence, Rhode Island.

OFFERING SUMMARY

Lease Rate:	\$10.50 - 13.50 SF/yr (NNN)
Lot Size:	5.76 Acres
Building Size:	74,182 SF

SPACES	LEASE RATE	SPACE SIZE
Bldg A - 1st Fl	\$13.50 SF/yr	5,000 - 22,500 SF
Bldg A - 2nd Fl	\$10.50 SF/yr	5,000 - 22,500 SF
Bldg B - 1st Fl	\$13.50 SF/yr	3,000 - 14,591 SF
Bldg B - 2nd Fl	\$10.50 SF/yr	3,000 - 14,591 SF

PROPERTY DESCRIPTION

140 Ace Street contains two newly constructed flex buildings totaling 74,182 SF +/- . "Building A" (wrapped with blue color) is two stories and contains approximately 22,500 SF (sub-dividable) on each level with a loading platform that provides loading access to the first floor. "Building B" (wrapped with green color) is also two stories and contains approximately 14,591 SF +/- (sub-dividable) on each level with six (6) grade level doors. The first floor of each building consists of 18' clear ceiling heights and the buildings are fully air-conditioned. There is flexibility related to the size and layout of office vs. warehouse space for a future tenant.

PROPERTY HIGHLIGHTS

- 74,182 SF +/- of Flex/Industrial Space
- Sub-Dividable down to 3,000-5,000 SF
- Grade Level or Trailer Height Loading Options
- Building A - Loading Platform
- Building B - Grade Level Doors
- 18' Clear Ceiling Heights - First Floor

ADDITIONAL PHOTOS



LOCATION MAP

