

FOR LEASE
INDUSTRIAL PROPERTY



95 WOODROCK SUBLLEASE

95 WOODROCK RD, EAST WEYMOUTH, MA 02189

For More Information

DAVE ELLIS, SIOR

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 **ELLIS** REALTY
ADVISORS

95 WOODROCK SUBLICENSE



PROPERTY DESCRIPTION

Approximately 8,000± SF is available for sublease at 95 Woodrock Road, including 6,000± SF of warehouse/flex space and 2,000± SF of built-out restaurant and commercial kitchen space. The property is already zoned for both industrial and food/restaurant uses and is available under a master lease expiring November 30, 2031, offering long-term stability in Weymouth's Industrial Park.

PROPERTY HIGHLIGHTS

- ±8,000 SF total (±6,000 SF warehouse/flex, ±2,000 SF restaurant & kitchen)
- Zoned for industrial and food/restaurant uses
- Lease term through November 30, 2031
- NNN lease structure
- Immediate availability
- Located in Weymouth Industrial Park
- Quick access to Routes 18, 3, 53 & 139

OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (NNN)
Available SF:	1,500 - 6,000 SF
Lot Size:	43,560 SF
Building Size:	15,600 SF

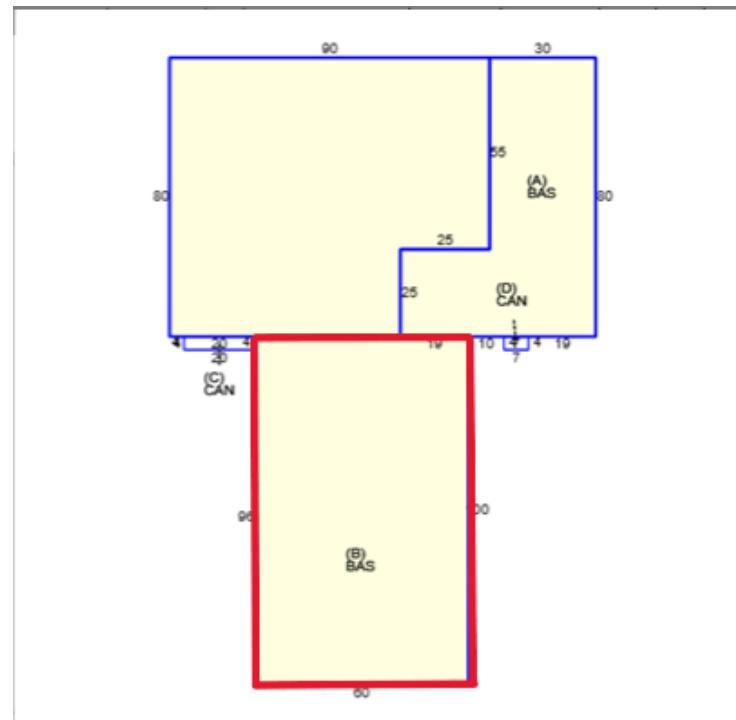
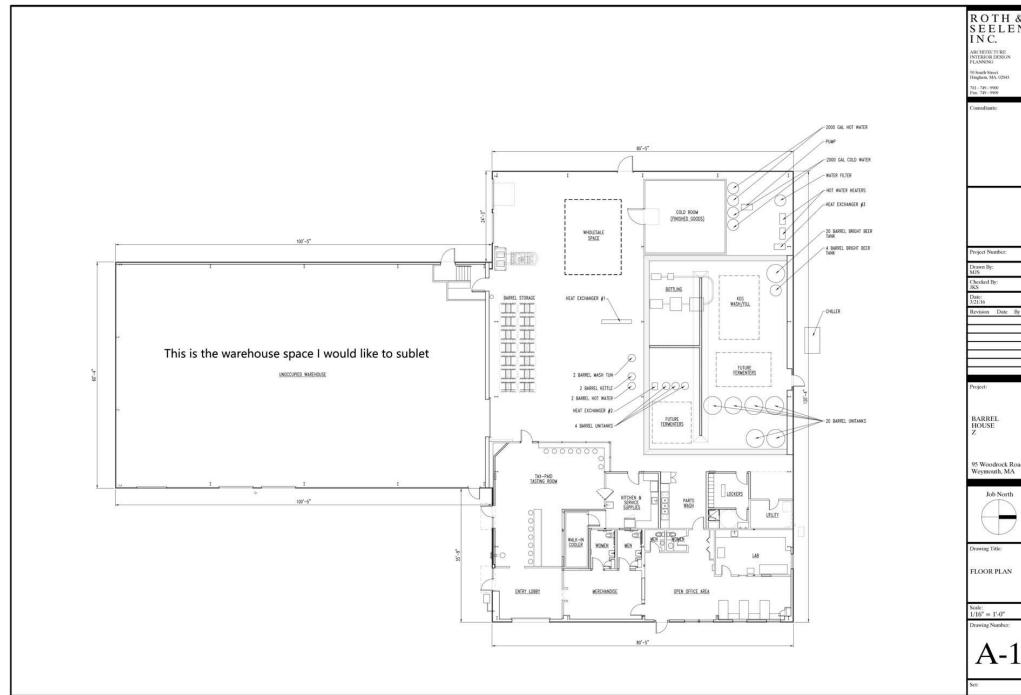
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	619	4,618
Total Population	273	1,489	9,404
Average HH Income	\$113,739	\$114,241	\$119,393



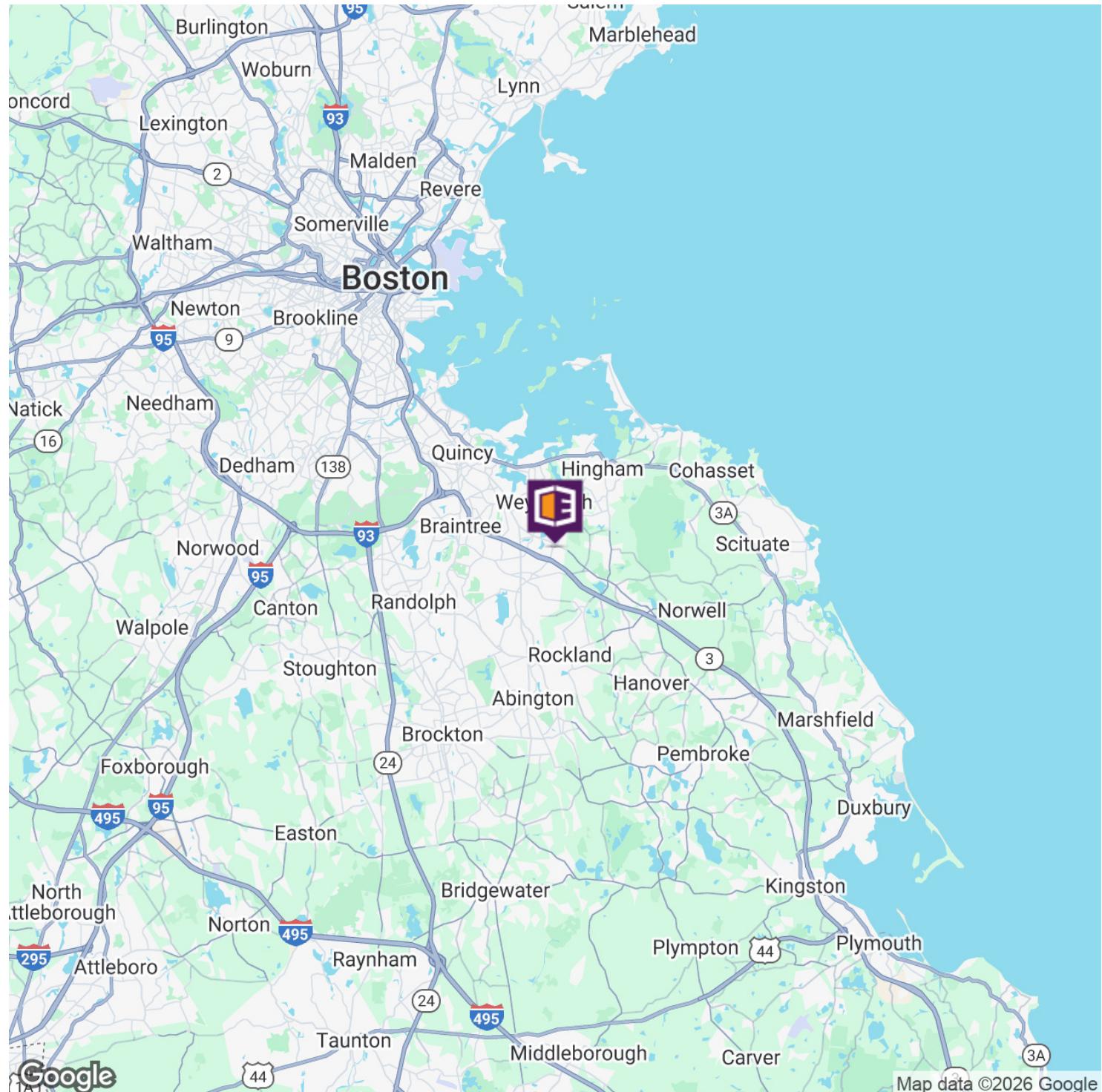
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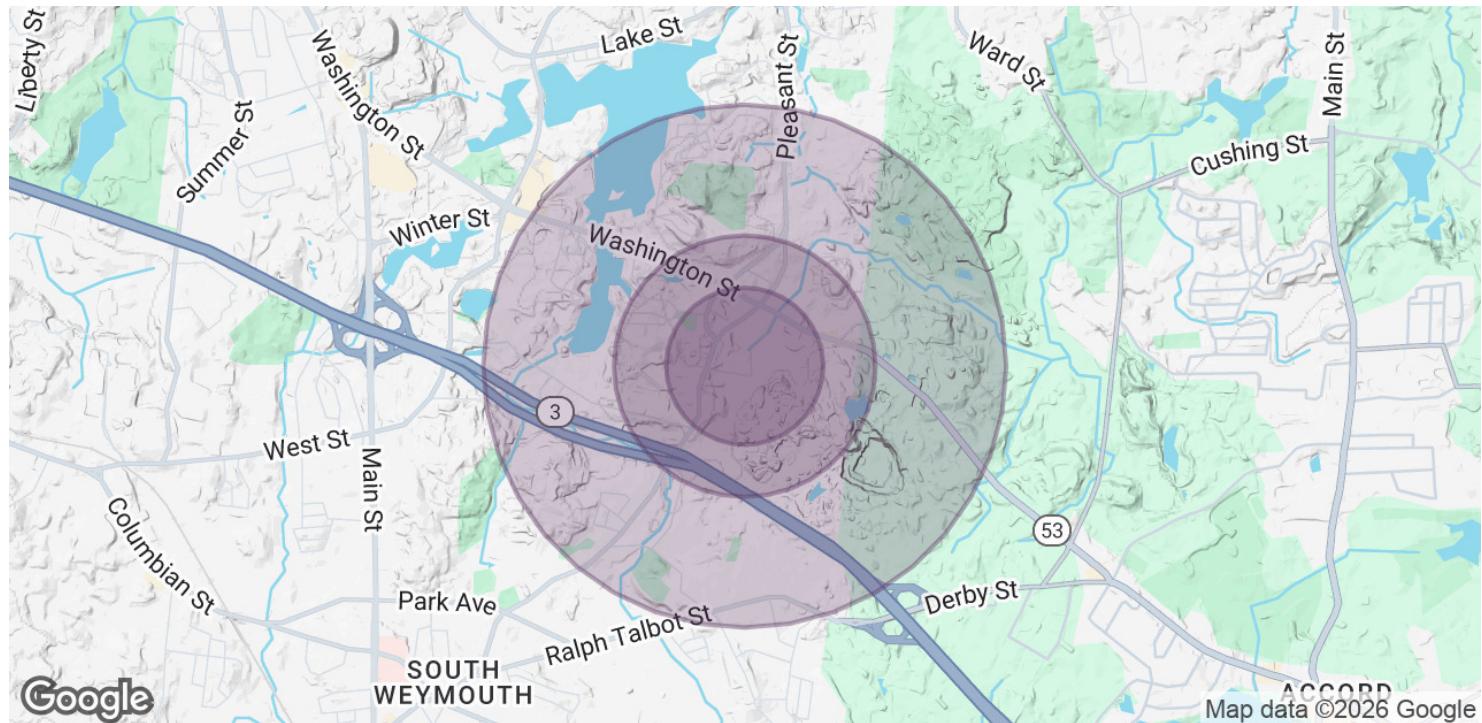
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	273	1,489	9,404
Average Age	43	42	49
Average Age (Male)	41	40	47
Average Age (Female)	44	43	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	619	4,618
# of Persons per HH	2.6	2.4	2
Average HH Income	\$113,739	\$114,241	\$119,393
Average House Value	\$558,824	\$596,753	\$687,582

Demographics data derived from AlphaMap

ADDITIONAL PHOTOS

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