

**LORRAINE KUNEY 508-380-9938**  
**lorrainekuney@gmail.com**  
**"THE MOST FREQUENTLY HIRED AGENT**  
**IN THE FRANKLIN AREA"**



**MLS # 73429802 - Active**  
**Commercial/Industrial - Industrial**  
**276 South St**  
**Walpole, MA 02081**  
**Norfolk County**  
Directions: **GPS**

List Price: **\$2,964**

**ATTENTION: LANDSCAPERS, PLUMBERS, ELECTRICIANS, FABRICATORS, CONTRACTORS!! COMMERCIAL SHOP SPACE AVAILABLE IN BRAND NEW BUILDING ON EXISTING SITE WITH 2 OTHER BUILDINGS. 7 WAREHOUSE /INDUSTRIAL GARAGE SPACES AVAILABLE AT 1500 SF EACH OR CAN BE COMBINED, WALLS NOT UP YET! WITH UP TO 9000SF AVAILABLE. EACH 1500SF UNIT (60X25) COMES WITH 1 PARKING SPOT IN FRONT OF EACH 1500SF UNIT, (ADDITIONAL PARKING IN FRONT) AND A BATHROOM. GARAGE DOORS ARE 14X14. CEILING HGT IS 22'. NO WALLS UP YET SO TWO OR MORE UNITS CAN BE COMBINED FOR ADDITIONAL SF. FOR COMMERCIAL SHOP/GARAGE USE: COLLECTORS, CONTRACTORS, LANDSCAPER, PLUMBER/ELECTRICIAN/FABRICATOR ETC.. CONVENIENT WALPOLE / RT 1 RT / 1A LOCATION. INCLUDES WATER USAGE. GROSS LEASE NOT TRIPLE NET. TENANT PAYS ELECTRIC, HEAT ( PROPANE), CABLE/INTERNET. OWNER MAINTAINS AND PLOWS GROUNDS. THIS IS ON A 3.58 ACRE PARCEL WITH TWO EXISTING LEASED OUT COMMERCIAL BUILDINGS**

#### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$0</b>	Space Available For: <b>For Lease</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$0</b>	Lease Type: <b>Ground Lease, Gross</b>
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$0</b>	Lease Price Includes: <b>Building</b>
Warehouse:	<b>7</b>	<b>1,500</b>		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>7</b>	<b>1,500</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Total:	<b>7</b>	<b>9,000</b>	# Stories: <b>1</b>	21E on File: <b>No</b>
			# Units: <b>6</b>	

Disclosures: **UNDER CONSTRUCTION-AVAILABLE TO OCCUPY JANUARY 2026. NO TRIPLE NET. LEASE FEE IS PER 1500 SF SECTION. DETAILS SUBJECT TO CHANGETOTAL BUILDING IS 10.500. 175X60**

Drive in Doors: <b>1</b>	Expandable: <b>Yes</b>	Gross Annual Inc:
Loading Docks:	Dividable: <b>Yes</b>	Gross Annual Exp:
Ceiling Height: <b>22</b>	Elevator:	Net Operating Inc:
# Restrooms: <b>1</b>	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:

Lot Size: <b>20,000 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>0.46</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>12</b>	Easements:
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Req: <b>No</b>	

#### Features

Construction: **Aluminum**  
Location: **Suburban**  
Parking Features: **On Site**  
Roof Material: **Metal**  
Site Condition: **Level**  
Utilities: **Public Water, Public Sewer**

#### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **2025**  
Year Established Source: **Owner**

#### Tax Information

Pin #:  
Assessed: **\$0**  
Tax: **\$0** Tax Year: **2025**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **COMM**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **RE/MAX Executive Realty** (508) 520-9696

Listing Agent: **Lorraine Kuney** (508) 380-9938

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive right to Lease**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent**

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator:

Special Showing Instructions: **UNDER CONSTRUCTION. OCCUPANCY FOR NOVEMBER**

#### Market Information

Listing Date: **9/11/2025**

Days on Market: Property has been on the market for a total of **62** day(s)

Expiration Date:

Original Price: **\$2,964**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **62** day(s)

Office Market Time: Office has listed this property for **62** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

