

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:	0	0	Land: \$0	Space Available For: For Lease
Office:	0	0	Bldg: \$0	Lease Type: Ground Lease, Gross
Retail:	0	0	Total: \$0	Lease Price Includes: Building
Warehouse:	7	1,500		Lease: Yes Exchange: No
Manufacturing:	7	1,500	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File: No
			# Units: 6	
Total:	7	9,000		
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: 1	Expandable: Yes	Gross Annual Inc:
Loading Docks:	Dividable: Yes	Gross Annual Exp:
Ceiling Height: 22	Elevator:	Net Operating Inc:
# Restrooms: 1	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

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

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:

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