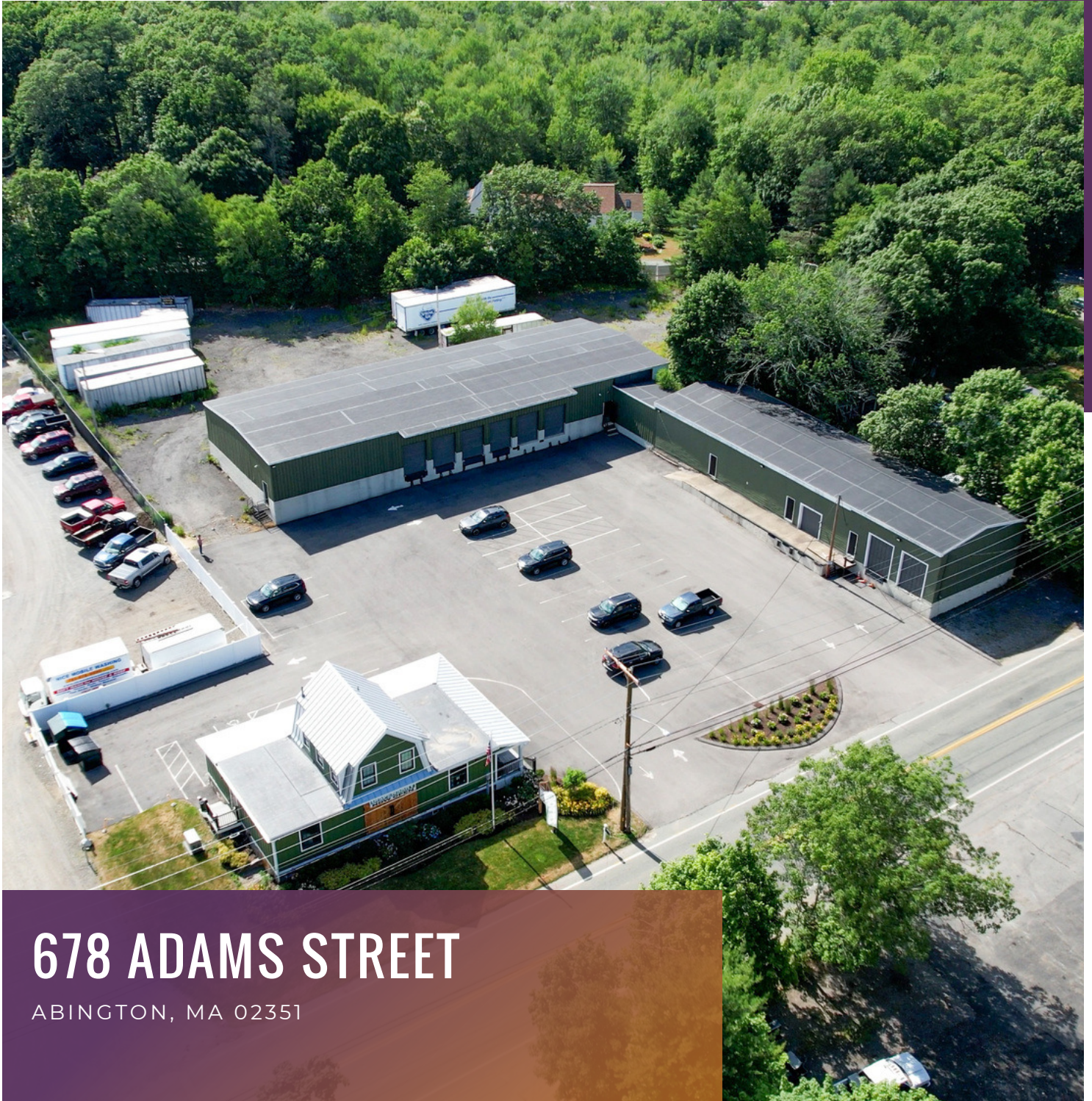


FOR SALE

INDUSTRIAL PROPERTY



678 ADAMS STREET

ABINGTON, MA 02351

For More Information

DAVE ELLIS, SIOR

781.919.0800 X701

dave@ellisrealtyadvisors.com

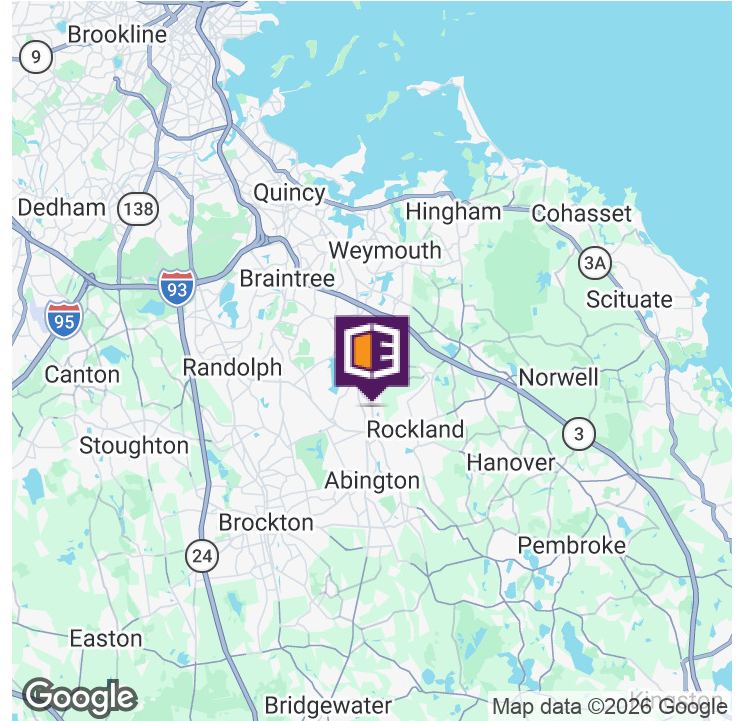
KERRICK PIERCE

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678 ADAMS STREET



OFFERING SUMMARY

Sale Price:	Call Listing Broker
Building Size:	13,100 SF
Available SF:	2,100 - 11,000 SF
Lot Size:	2.15 Acres
Zoning:	I/MROD

PROPERTY OVERVIEW

Strategically positioned along heavily traveled Route 58, 678 Adams Street is a highly visible retail and warehouse facility benefiting from strong daily traffic counts and excellent frontage. The property is conveniently located just minutes from Routes 123 and 18, offering seamless access to major regional roadways.

The clear-span warehouse features approximately 20' clear ceiling heights, creating flexible, open floor area well suited for storage, distribution, light manufacturing, or contractor operations. The building is equipped with multiple loading docks and a drive-in overhead door, allowing for efficient logistics and ease of access.

Situated within an established commercial corridor surrounded by national retailers and thriving local businesses, the property is zoned Industrial and lies within the Marijuana Retail Overlay District, presenting additional upside and a wide range of potential uses.

PROPERTY HIGHLIGHTS

- ±13,100 SF total building area, including approximately 11,000 SF of warehouse and 2,100 SF of recently renovated retail space
- Prominent location along heavily traveled Route 58 with excellent visibility and strong daily traffic counts
- Clear-span warehouse with approximately 20' clear ceiling heights
- Multiple loading docks plus a drive-in overhead door for efficient loading and distribution
- Industrial zoning and also lies within the Marijuana Retail Overlay District
- Flexible layout suitable for owner-users, investors, storage, distribution, light manufacturing, or contractor use
- Convenient access to Routes 123 and 18 and surrounding regional roadways
- Positioned within a well-established commercial corridor surrounded by national retailers and local businesses
- Situated on over 2 acres of land with access to both Adams and Oak Street



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ADDITIONAL PHOTOS

678 ADAMS STREET



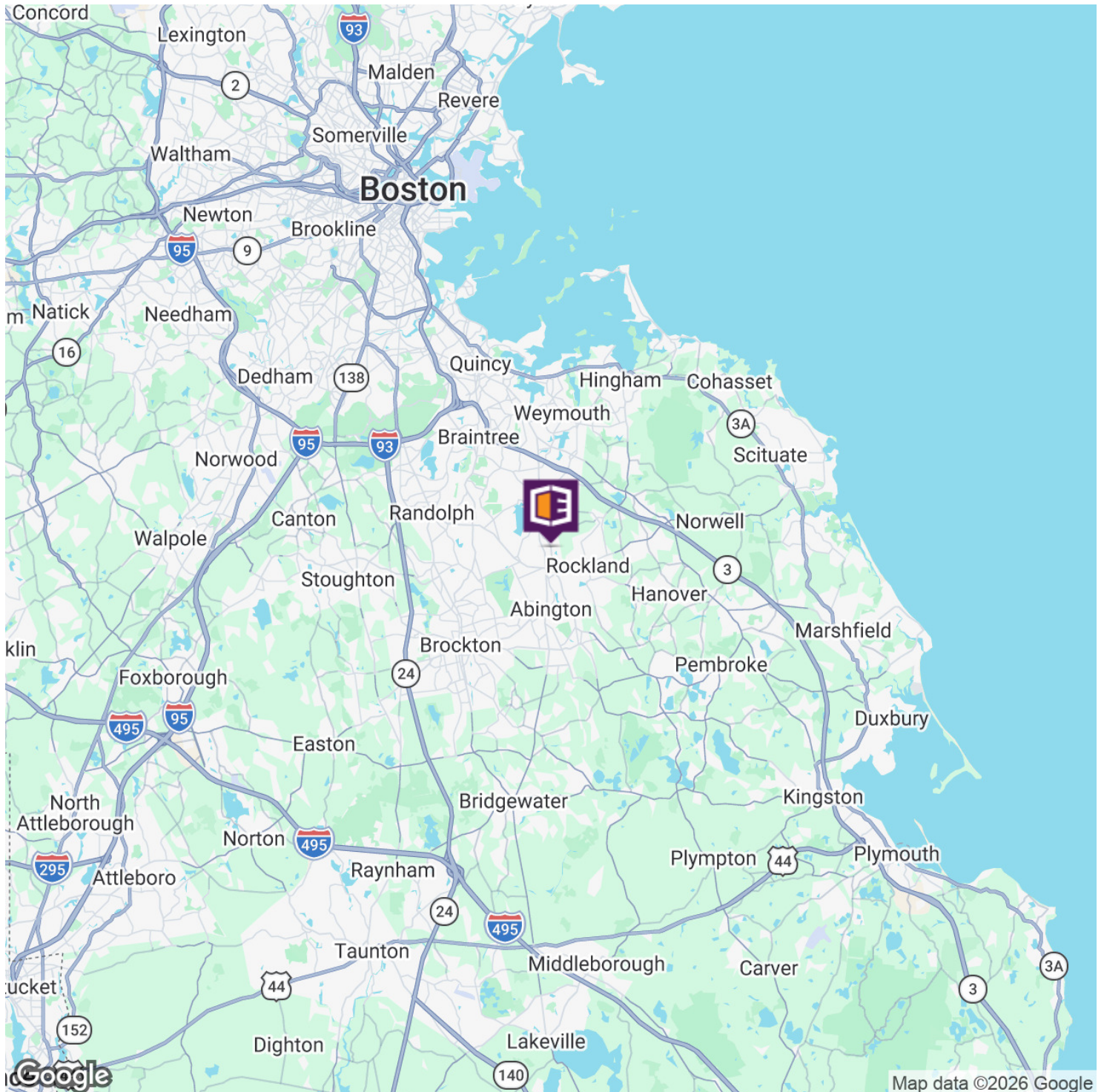
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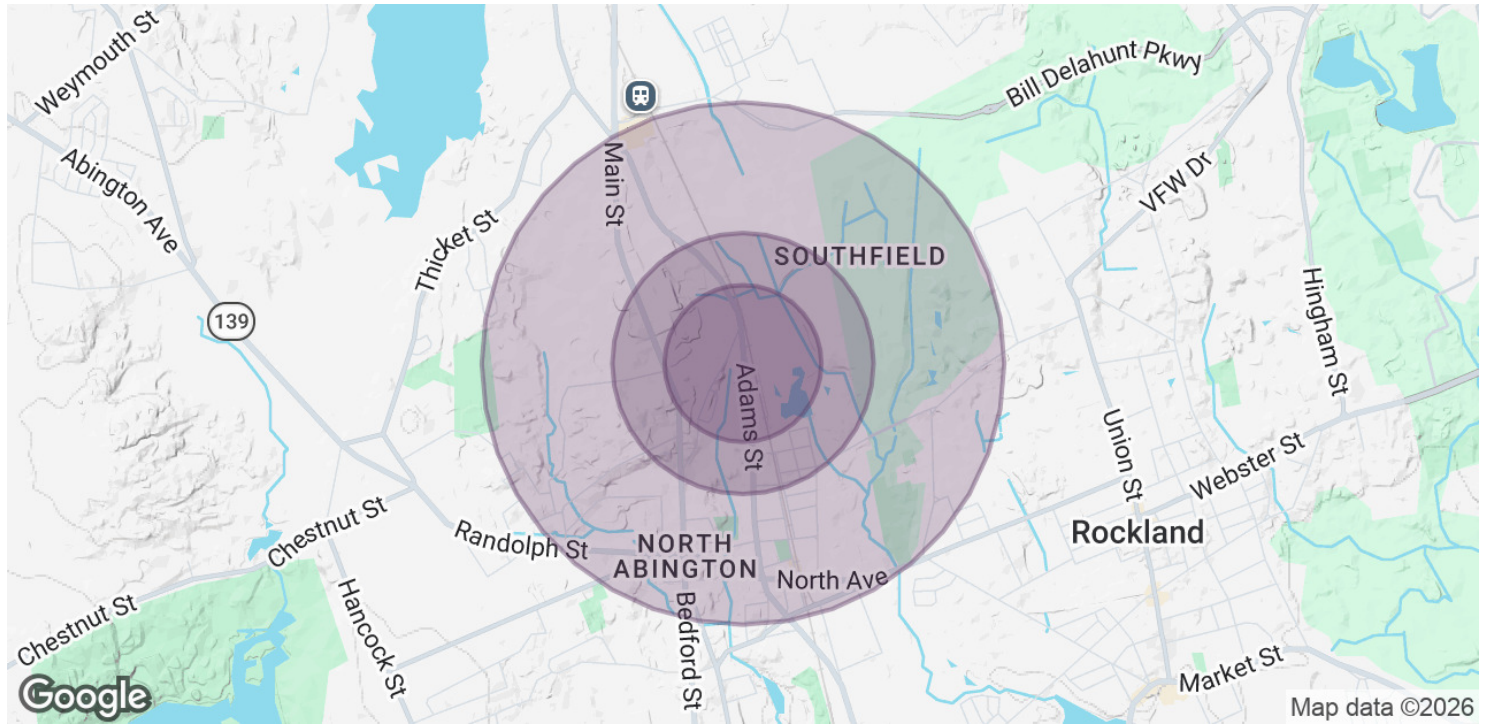
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678 ADAMS STREET



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	202	791	5,423
Average Age	41	42	43
Average Age (Male)	41	41	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	320	2,253
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$136,556	\$148,762	\$151,555
Average House Value	\$508,080	\$523,073	\$566,256

Demographics data derived from AlphaMap