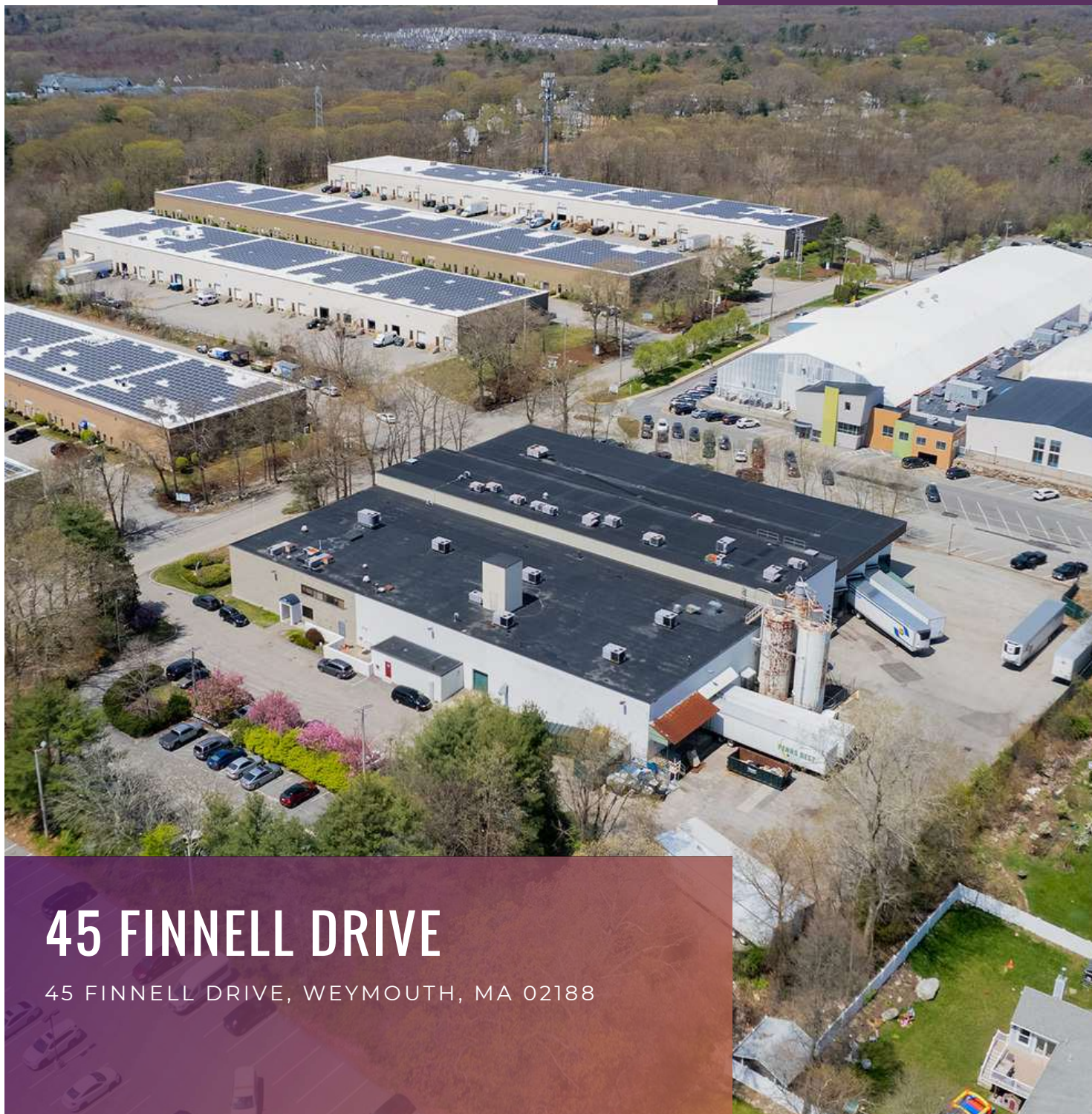


FOR LEASE

INDUSTRIAL PROPERTY



45 FINNELL DRIVE

45 FINNELL DRIVE, WEYMOUTH, MA 02188

For More Information

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45 FINNELL DRIVE



PROPERTY DESCRIPTION

Introducing an exceptional opportunity at 45 Finnell Drive in Weymouth, MA. This flexible manufacturing/warehouse building offers 1,200 Amps @ 480/277V 3Phase electrical service, 7 loading docks, 1 drive-in and 24' clear height. Its strategic location, just 16 miles from Downtown Boston and in close proximity to Route 3/93, offers incredible accessibility and convenience.

PROPERTY HIGHLIGHTS

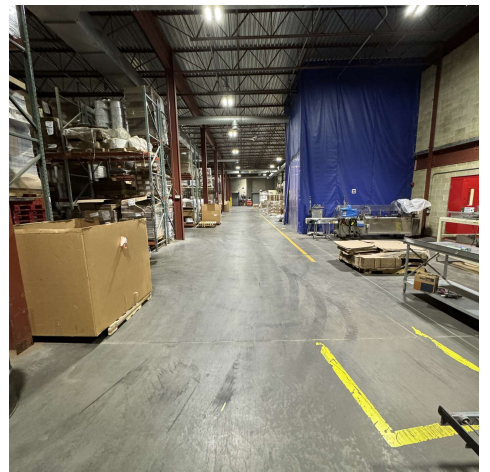
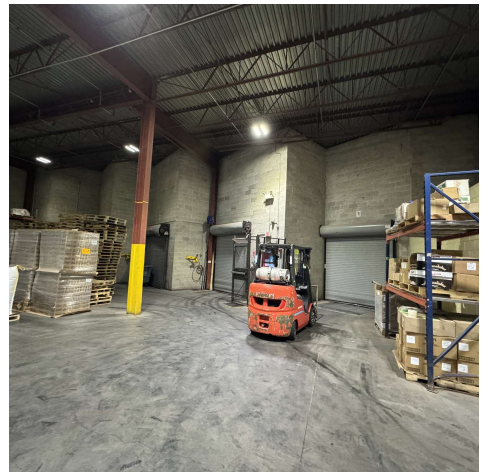
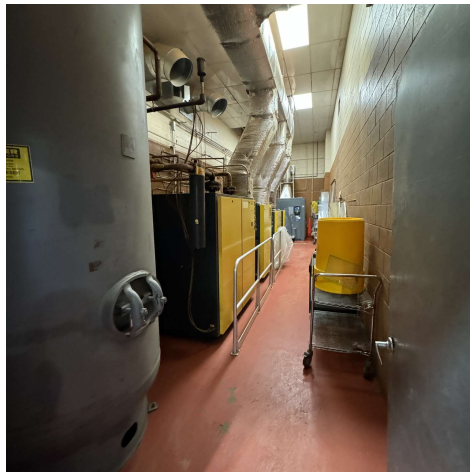
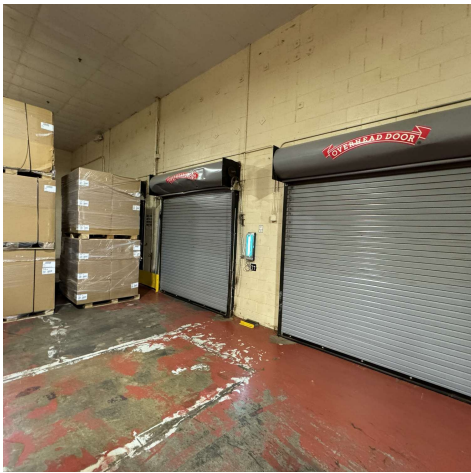
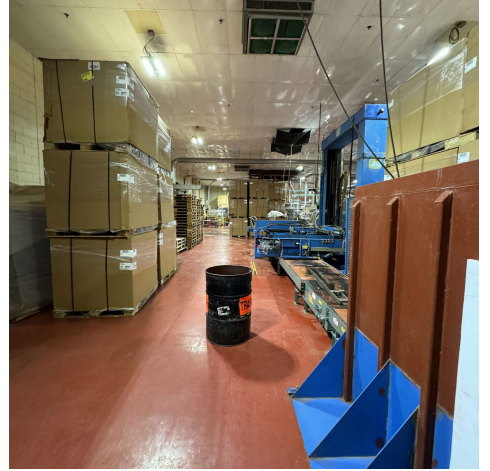
- Flexible Manufacturing/Warehouse Building
- 1,200 Amps @ 480/277V 3Phase
- 7 Loading Docks, 1 drive-in
- 24' Clear height
- 16 Miles to Downtown Boston
- Close Proximity to Route 3/93 and Braintree Split

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	25,000 - 50,271 SF
Lot Size:	3.63 Acres
Building Size:	50,271 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	174	702	3,419
Total Population	507	1,892	7,921
Average HH Income	\$131,537	\$126,810	\$114,183

45 FINNELL DRIVE



45 FINNELL DRIVE



Finnell Drive Industrial Park Companies

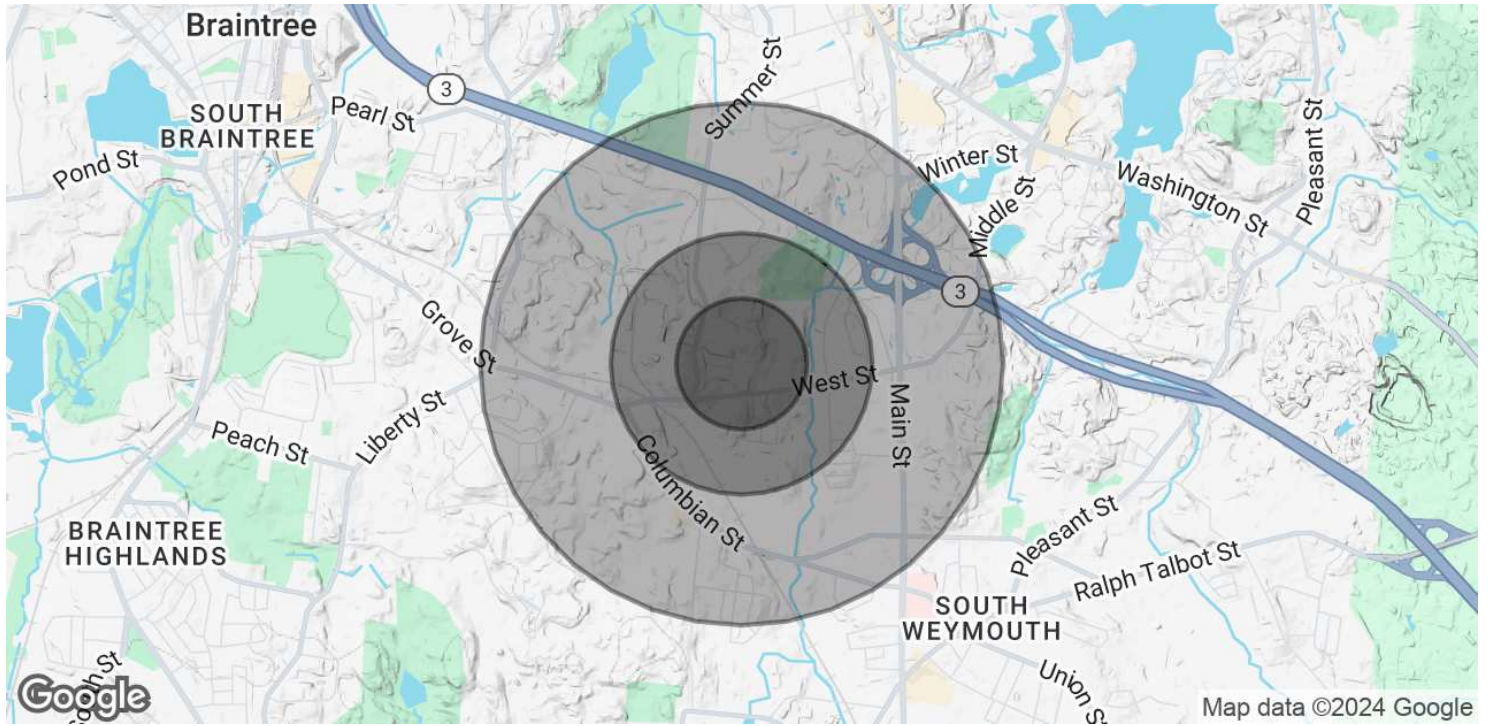
106 Finnell Drive	86 Finnell Drive	70 Finnell Drive	50 Finnell Drive	36 Finnell Drive

Logistical Details

3 ----- 3 Minute Drive Via Main St & West St

93 ----- 8 Minute Drive Via Route 3

45 FINNELL DRIVE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	507	1,892	7,921
Average Age	44.4	44.6	43.1
Average Age (Male)	43.1	42.9	42.4
Average Age (Female)	46.9	47.4	43.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	174	702	3,419
# of Persons per HH	2.9	2.7	2.3
Average HH Income	\$131,537	\$126,810	\$114,183
Average House Value	\$427,498	\$424,031	\$343,589

2020 American Community Survey (ACS)



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