

FOR LEASE

INDUSTRIAL PROPERTY



# 2384 CRANBERRY HWY

WEST WAREHAM, MA 02576

*For More Information*

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## PROPERTY DESCRIPTION

20,000 square foot stand-alone industrial building for lease. 5000 square feet of office. Additional loading docks can be added and outdoor storage or trailer parking is available in close proximity.

## PROPERTY HIGHLIGHTS

- 18-22' clear heights
- 25' x 50' column spacing
- Additional loading positions easily added
- Ample parking

## OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	20,000 SF
Lot Size:	320,166 SF
Building Size:	20,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	133	302	764
Total Population	260	608	1,650
Average HH Income	\$69,305	\$73,806	\$84,493

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## Logistical Details

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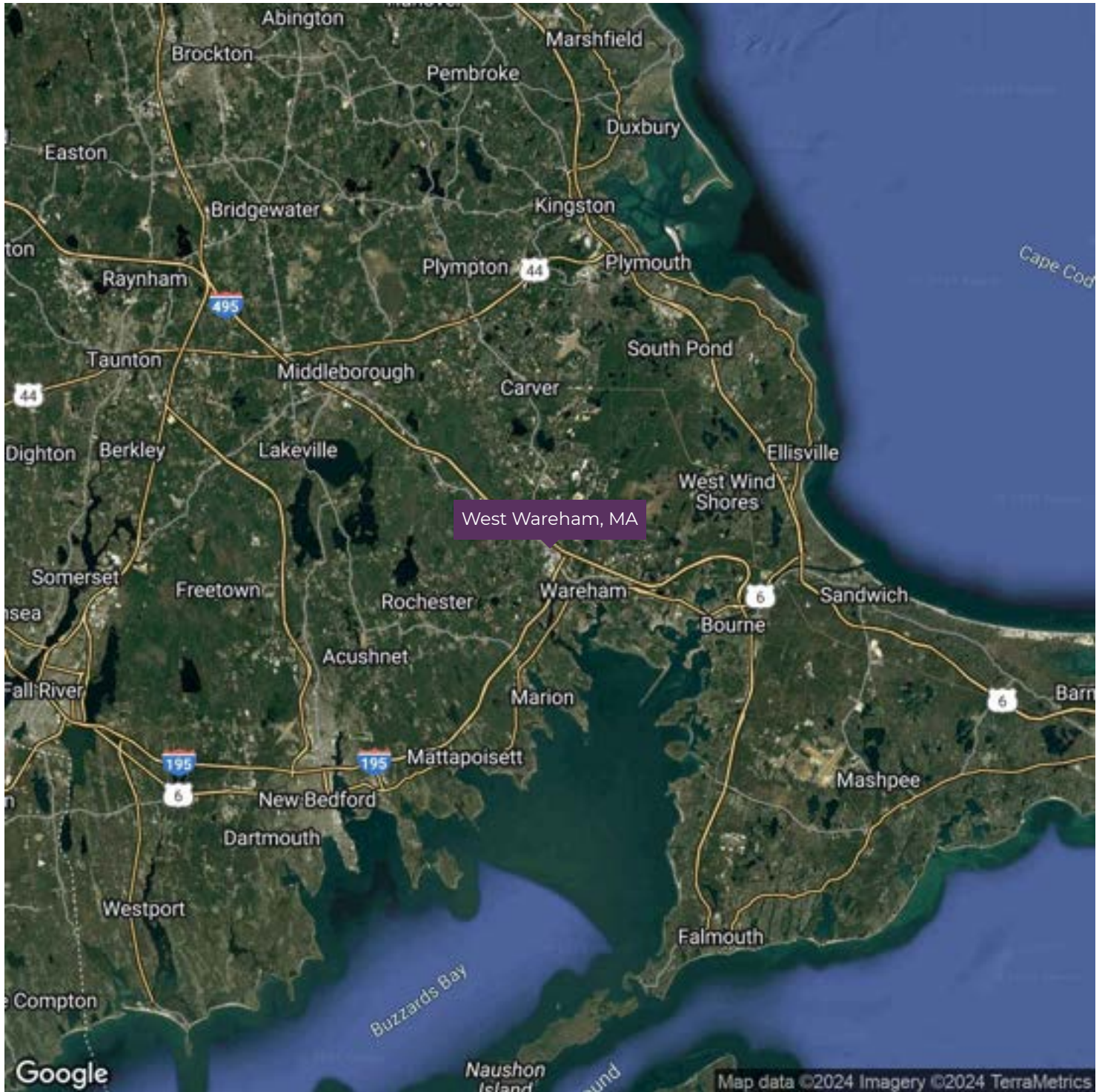
 ----- 5 Minute Drive Via MA-28 N

 ----- 2 Minute Drive Via Cranberry Highway

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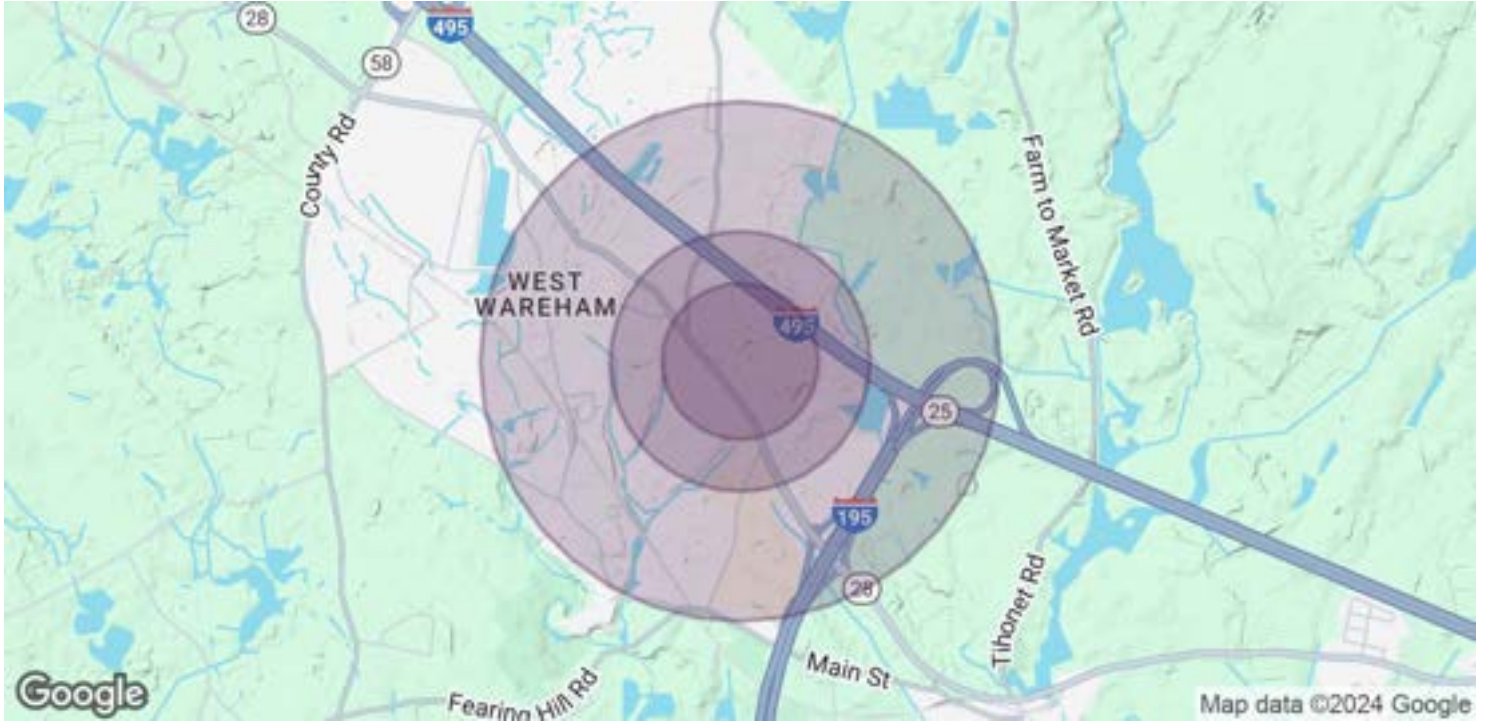
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	260	608	1,650
Average Age	53	53	51
Average Age (Male)	52	51	50
Average Age (Female)	54	54	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	133	302	764
# of Persons per HH	2	2	2.2
Average HH Income	\$69,305	\$73,806	\$84,493
Average House Value	\$302,948	\$312,211	\$335,957

Demographics data derived from AlphaMap



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