

INDUSTRIAL PROPERTY FOR SALE



FORMER CANNABIS CULTIVATION FACILITY

7 Campanelli Drive, Assonet, MA 02702

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

7 Campanelli Drive consists of a 30,500 SF +/- free-standing, metal industrial building built to spec as a cannabis cultivation facility in 2018 and situated on a 4.37-acre parcel. The building includes office space, one overhead door, an on-site parking lot, and six attached greenhouse structures (110' wide x 185' long).

PROPERTY HIGHLIGHTS

- 30,500 SF +/- Manufacturing Facility
- Six (6) Greenhouse Structures
- 4.37 Acres of Land
- One Overhead Door
- 24 On-Site Parking Spaces
- Industrial Park Development
- Convenient Highway Access

LOCATION DESCRIPTION

7 Campanelli Drive is strategically located just off of Route 24 & Route 79 interchange in Assonet (Freetown), Massachusetts, at the southernmost point of Route 24 and approximately 1.5 miles from I-195. The property is located approximately 8 miles from Fall River, MA; 24 miles from Providence, RI; and 44 miles from Boston, MA.

OFFERING SUMMARY

Sale Price:	\$4,650,000
Lot Size:	4.37 Acres
Building Size:	30,500 SF
Zoning:	I/2, Cannabis Overlay District
Tax Parcel ID:	Plat 215, Lot 40
Tax Assessment:	\$5,140,200

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PROPERTY SPECIFICATIONS

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Building Area	30,500 SF
Land Area	4.37 AC
Year Built	2018
Ceiling Height	13'
Power	3-Phase, 1,200 Amps, 480 Volts
Floors	Reinforced Concrete
Heat	Gas Forced Hot Air
Fire Safety	Wet Sprinkler System
Roof	TPO Membrane
Lighting	LED
Water	Municipal
Sewer	Municipal
Loading Docks	1 - 10' w x 12' h



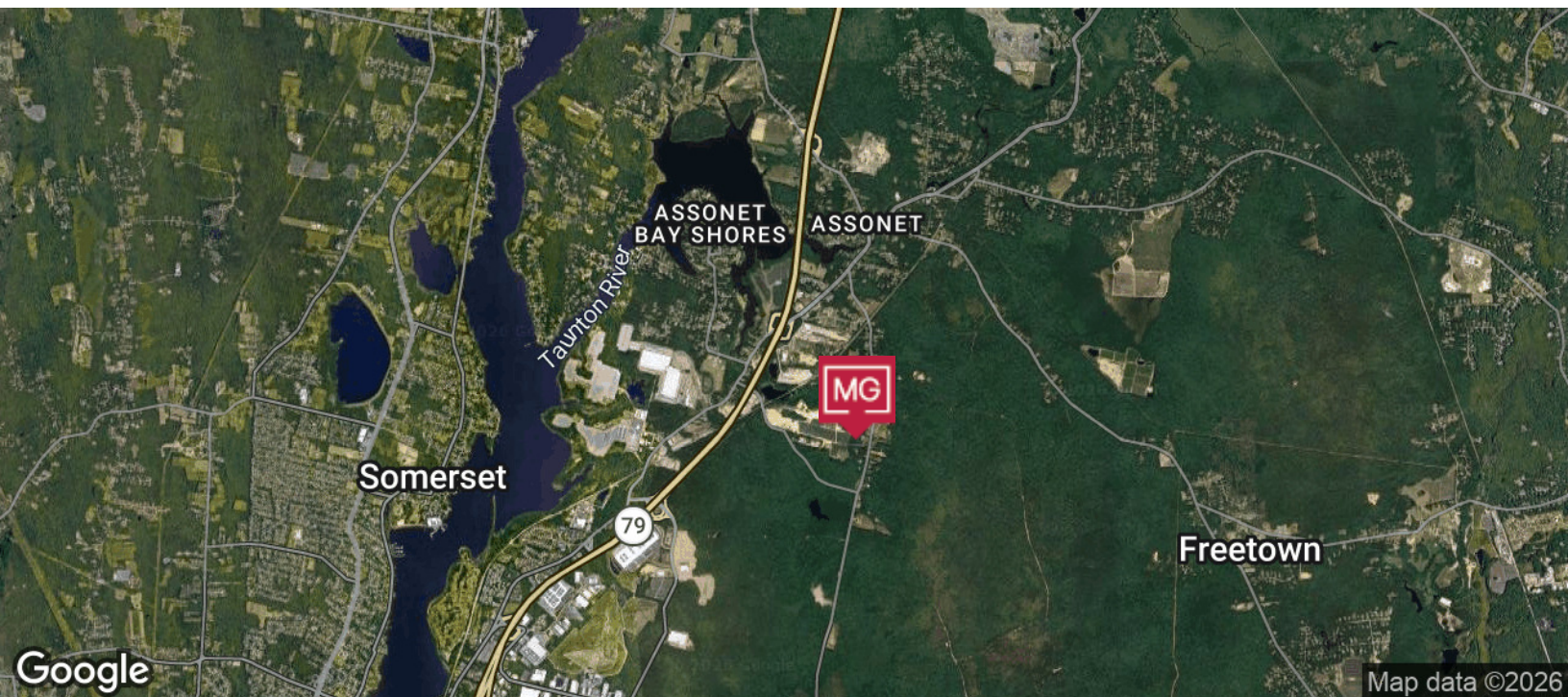
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AREA MAPS



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