

70 1ST STREET

BRIDGEWATER, MASSACHUSETTS

VACANT 26,700 SF INDUSTRIAL/FLEX
BUILDING FOR SALE



CONFIDENTIAL
OFFERING MEMORANDUM

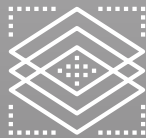
EXECUTIVE SUMMARY





As exclusive sales agent, Jones Lang LaSalle is pleased to present for sale 70 1st Street, Bridgewater, MA. Encompassing 26,696 square feet on a 2.21 acre site, the property was constructed in 1986 and features 14-foot clear heights. Its strategic positioning near Interstate 495 and Route 24 delivers excellent connectivity to the greater New England region, making it ideal for businesses requiring efficient distribution and access to regional markets. This adaptable building accommodates a range of industrial uses, from light manufacturing to warehousing operations. With its move-in ready condition and prime location, it represents a compelling opportunity for businesses seeking operational efficiency and growth potential.

INVESTMENT OVERVIEW



26,696
Square Feet



2.21
Acres



14'
Clear Height



National Grid
Gas Source



1986
Built



**Town of
Bridgewater**
Water Service



**National Grid /
3 Phase**
Electrical Service

LOCATION OVERVIEW

This location benefits from its strategic position near major transportation arteries, including Route 24 and Interstate 495, providing easy access to Boston, Providence, and the greater New England area. Bridgewater, a town steeped in history and academic tradition, boasts a thriving local economy and a skilled workforce, partly due to the presence of Bridgewater State University. The area offers a business-friendly environment with a mix of industrial, commercial, and educational activities, making it an attractive location for companies seeking logistical advantages and access to a talented labor pool. Additionally, the property is situated within an established industrial zone, enhancing its appeal for businesses looking to integrate into an existing network of commerce and industry. The town's amenities, including diverse dining options, retail centers, and recreational facilities, further contribute to its desirability for both employees and business operations. Bridgewater's blend of suburban charm and industrial capability makes it an ideal location for companies seeking growth and connectivity in the competitive Massachusetts market.



MARKET OVERVIEW



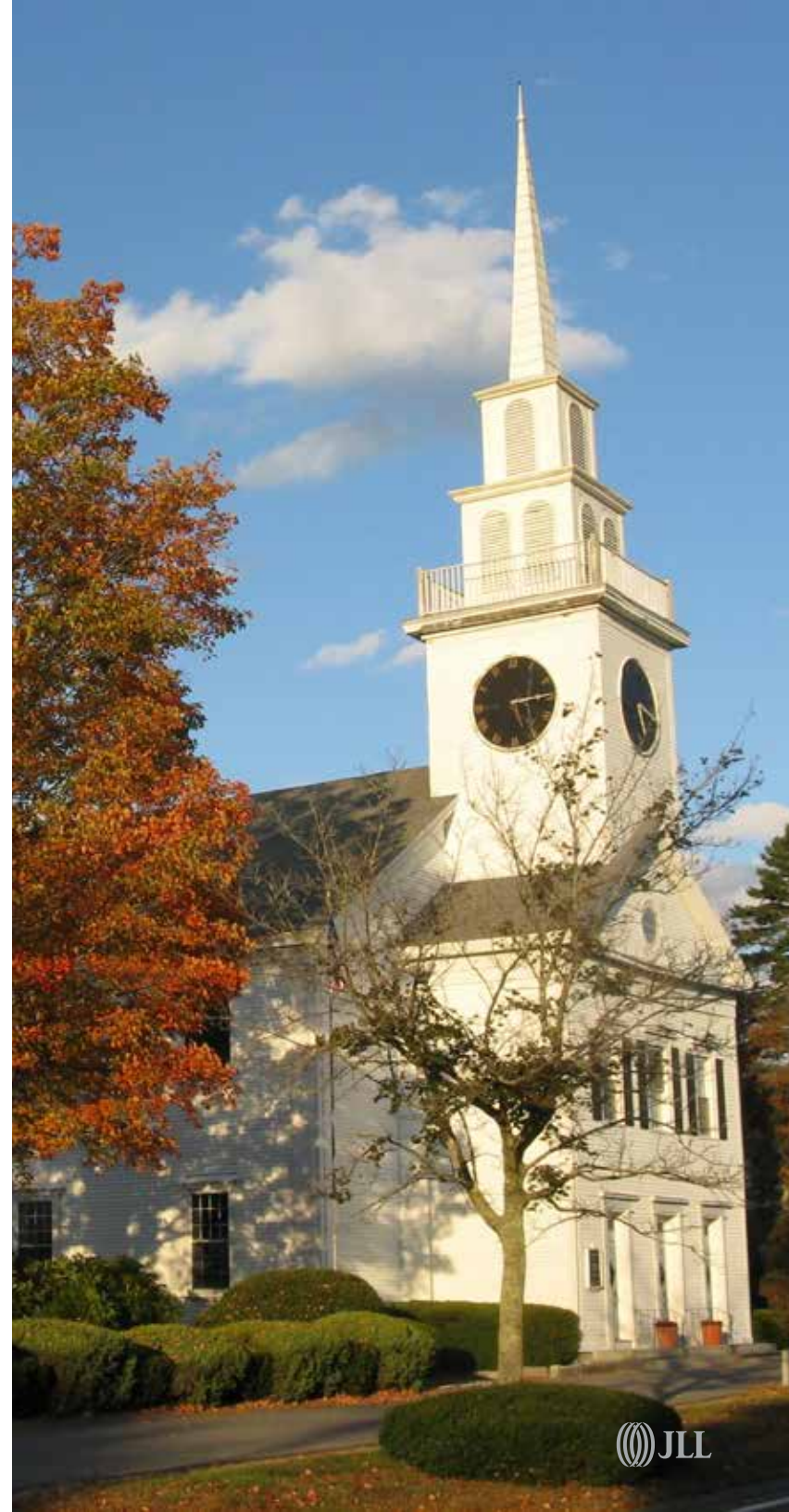
LOCATION – BRIDGEWATER

The Route 3 South submarket demonstrates resilience and growth potential, with a total inventory of approximately 22.6 million SF. The submarket comprises 14.5 million SF of logistics space, 4.8 million SF of specialized industrial space, and 3.2 million SF of flex space, offering a diverse range of options for tenants and investors. The current vacancy rate stands at 14.9%, with an availability rate of 18.4%. The submarket currently has 29,760 SF of industrial space under construction, signaling continued but measured development activity.

Market rents in Route 3 South average \$14.02/SF, showcasing strong year-over-year growth of 4.9%. Route 3 South rents have grown by nearly 40% since 2020, mirroring but slightly outpacing the broader market's growth in the same period. Despite outperforming market rent growth, the suburban Route 3 South's average rent of \$14.02/SF offers a discount to market average rents of \$16.60/SF. The Route 3 South industrial submarket offers a compelling investment opportunity as one of the more affordable options for space in Greater Boston, with construction having slowed and only 30,000 SF underway, allowing demand to catch up with new supply.

Source: CoStar (August 2025)			Industrial Market Snapshot	
	Boston Market		Route 3 South Submarket	
Inventory	369M SF		22.6M SF	
Vacancy Rate	7.9%		14.9%	
Market Rent	\$16.77		\$14.02	
YoY Rent Growth	5.8%		4.9%	
TTM Leased	9.9M SF		466K SF	
TTM Deliveries	5.0M SF		185K SF	
Under Construction	3.4M SF		29.8K SF	

Demographics			
	3-Mile	5-Mile	10-Mile
2024 Total Population	142,416	430,234	1,672,358
Average Household Income	\$208,773	\$194,089	\$172,089
Total Businesses	4,658	18,661	82,604



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