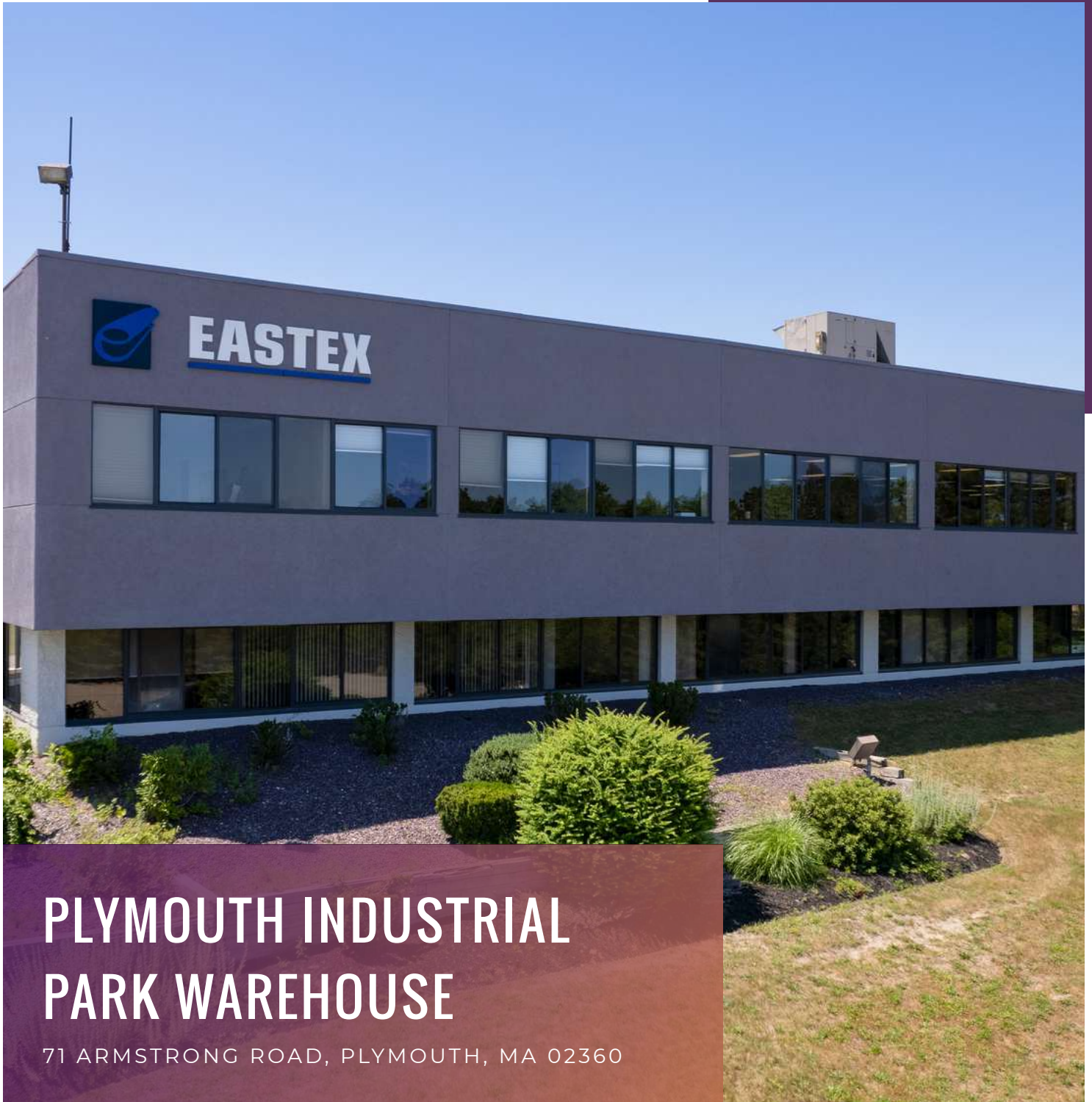


FOR LEASE

INDUSTRIAL PROPERTY



# PLYMOUTH INDUSTRIAL PARK WAREHOUSE

71 ARMSTRONG ROAD, PLYMOUTH, MA 02360

*For More Information*

**DAVE ELLIS**

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# PLYMOUTH INDUSTRIAL PARK OFFICE/WAREHOUSE



## PROPERTY DESCRIPTION

Flexible warehouse space available in Plymouth Industrial Park. Many recent building improvements, ample employee parking and views of Plymouth and Cape Cod Bay. The building is comprised of 18,000 SF warehouse and 8,000 SF office, 2 loading docks and 1 drive-in. Heavy 3Phase 480V electrical service and HVAC available in sections of the warehouse. For Matterport Tour access please use password 71Armstrong.

## PROPERTY HIGHLIGHTS

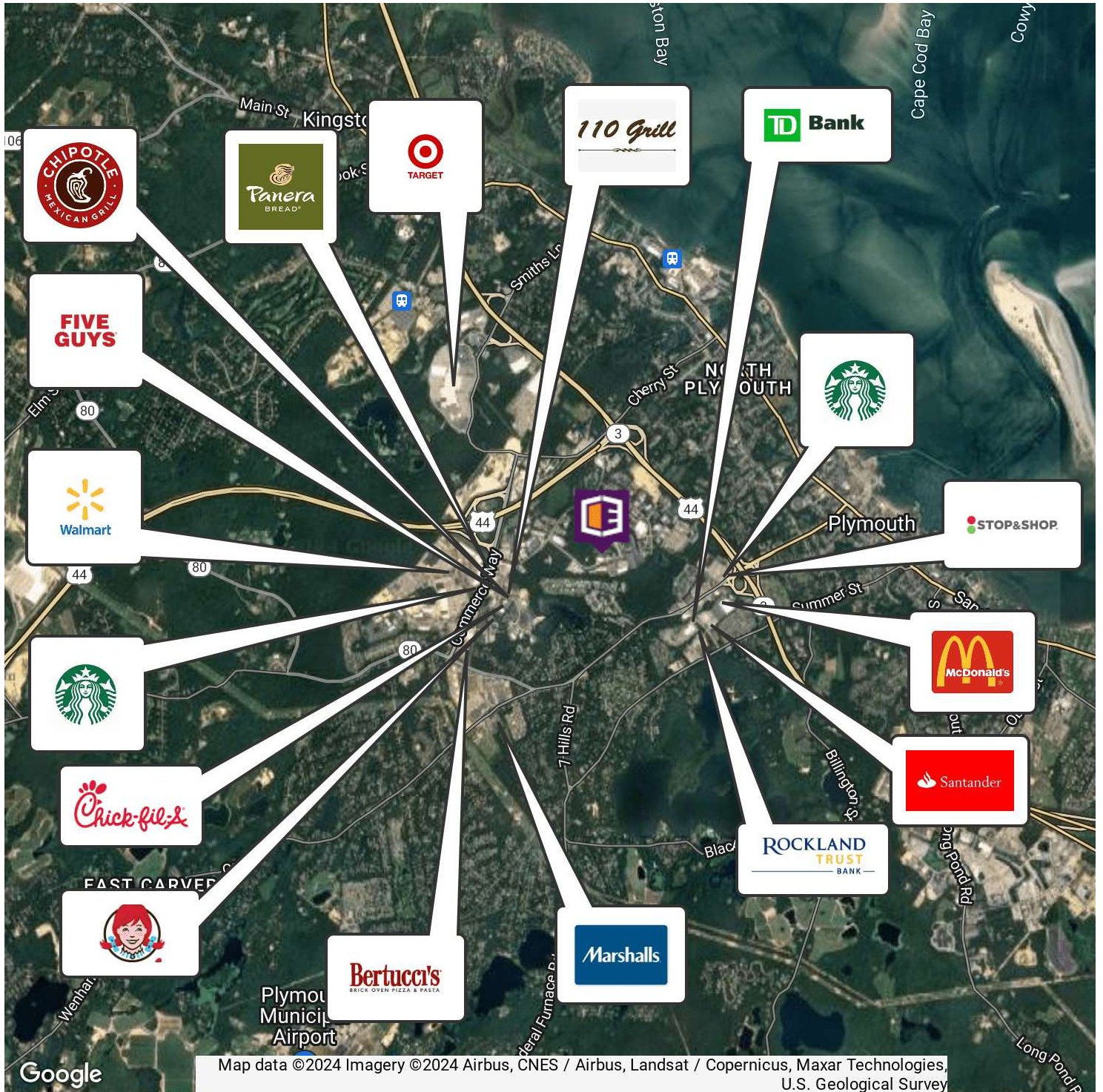
- Plymouth Industrial Park Location
- Many Nearby Amenities on Commerce Way and Colony Place
- Close Proximity to MBTA
- Heavy Power
- HVAC in Warehouse
- Junction of Route 44 and Route 3
- Waterviews
- 2024 Budgeted CAM: \$1.78/SF
- 2024 Budget Taxes: \$1.28/SF

## OFFERING SUMMARY

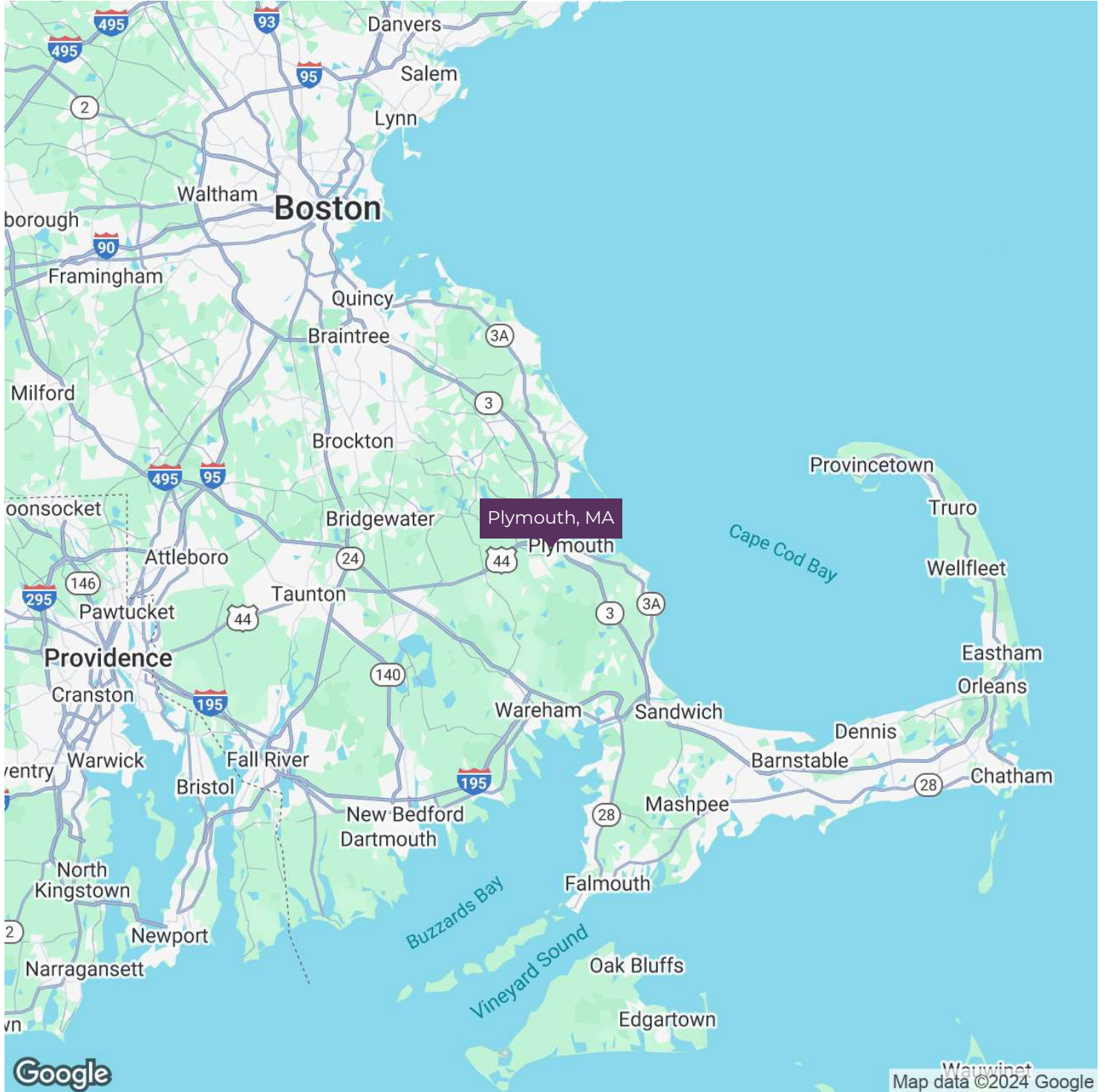
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	26,000 SF
Lot Size:	3.61 Acres
Building Size:	29,860 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	400	1,722
Total Population	254	823	3,765
Average HH Income	\$108,279	\$108,232	\$110,823

# PLYMOUTH INDUSTRIAL PARK OFFICE/WAREHOUSE



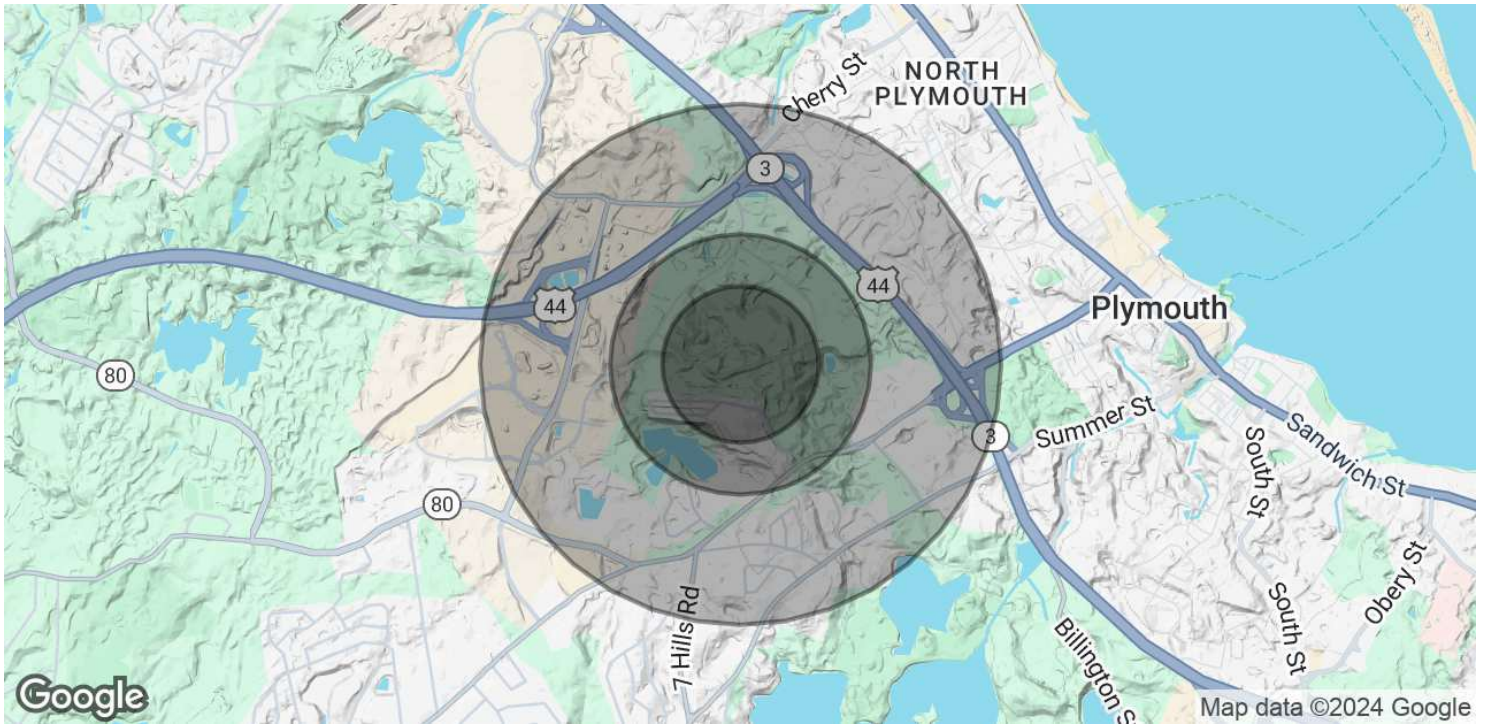
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# PLYMOUTH INDUSTRIAL PARK OFFICE/WAREHOUSE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	254	823	3,765
Average age	46	46	46
Average age (Male)	43	43	43
Average age (Female)	49	49	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	123	400	1,722
# of persons per HH	2.1	2.1	2.2
Average HH income	\$108,279	\$108,232	\$110,823
Average house value	\$523,088	\$522,975	\$523,070

\* Demographic data derived from 2020 ACS - US Census