

FOR SALE OR LEASE



76 FRANK MOSSBERG DRIVE

ATTLEBORO, MA 02703



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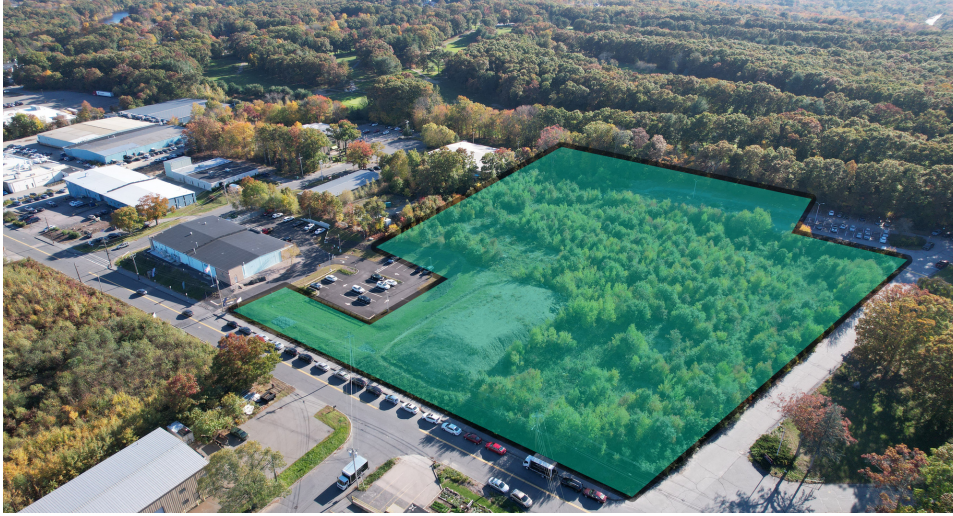
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Land
Lot Size:	6.28 Acres
Total Permitted SF:	76,616
Heat:	Gas
Water & Sewer:	Municipal
Zoning:	Industrial
Sale Price:	\$3,300,000
Lease Rate:	Negotiable

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to introduce the development opportunity at 76 Frank Mossberg Drive in Attleboro, MA. This property can be acquired or leased for the proposed fully permitted warehouse.

This permitted site allows for a 76,616 square-foot warehouse and distribution facility for a single use or multiple tenants. In close proximity to Interstate 95, the site's location provides great access to major routes I-295 and I-495 as well as Boston, Providence, RI and greater New England. The City of Attleboro issued the current owner its permit in 2022 therefore any prospective buyer could begin construction immediately after the sale of the property.

Zoned for traditional industrial uses, the site also allows for the use of cannabis cultivation. Other allowed uses include heavy and light manufacturing, warehouse storage and distribution, retail, and more. The current plans call for 16 to 20-foot clear height but local ordinance will allow for significantly higher ceilings if desired. The seller is in possession of a cultivation and manufacturing license issued by the state's Cannabis Control Commission, which can also be acquired in addition to the property. All showings and site visits must be approved in advance. Please contact us for more information.

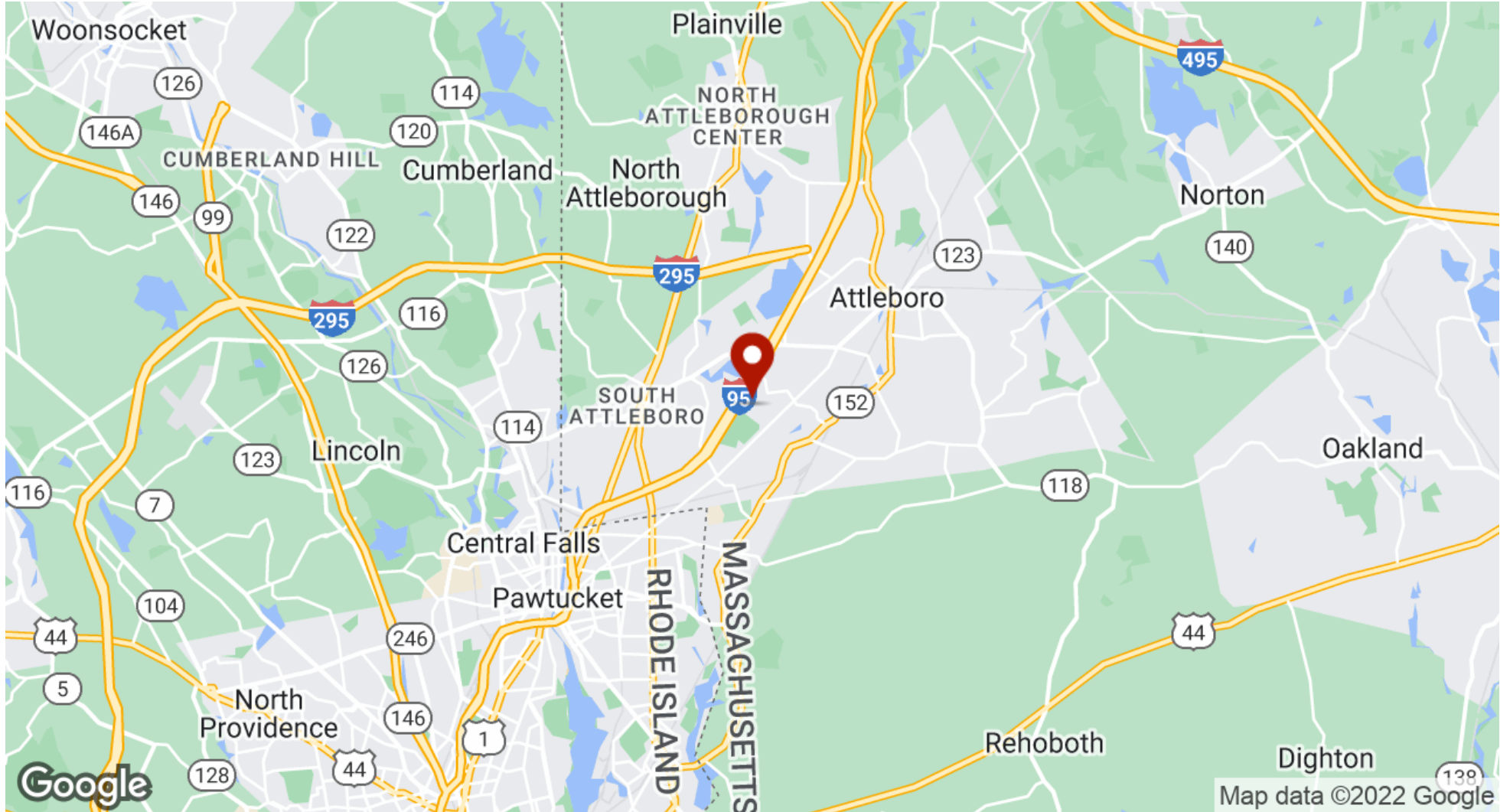


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ADDITIONAL PHOTOS



LOCATION MAP



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