

10 LITTLE BROOK RD

F O R S A L E



ATLANTIC
PROPERTIES

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Little Brook Rd



10 LITTLE BROOK RD, WAREHAM, MA



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21,400 SF

Property features:



21,400 SF



4 Docks



1 Drive In



Zoning: I



16' Clear Height



4,000 SF Office



About:

- Clear Span Warehouse
- Year Built: 1995
- Trophy Condition
- Strong Access to Both Major Highways
- Attractive Owner/User Opportunity



Contact details:



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EXECUTIVE SUMMARY

10 Little Brook Road is a 21,400 SF industrial facility in Wareham offering a versatile mix of warehouse, manufacturing, and office space. The property provides strong accessibility to major regional routes, with the capability for both distribution and local service operations. The building sits on 2.77 AC with another 3.34 AC parcel available in the rear of the property, providing ample outdoor space for nearly any industrial user. Located just 1.2 miles from the SWC of 195 and 495, Wareham Industrial Park offers prime access to both of Massachusetts' major thoroughfares. Atlantic Properties is proud to present this rare opportunity to acquire a well-maintained asset in a supply-constrained industrial market.

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