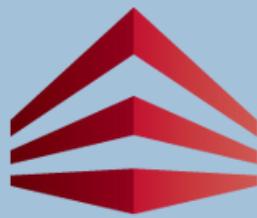


# 10 LITTLE BROOK RD

FOR SALE



ATLANTIC  
PROPERTIES

JAXON HEINE

(774) 773-5228

[JHEINE@ATLANTICPROPERTIES.COM](mailto:JHEINE@ATLANTICPROPERTIES.COM)

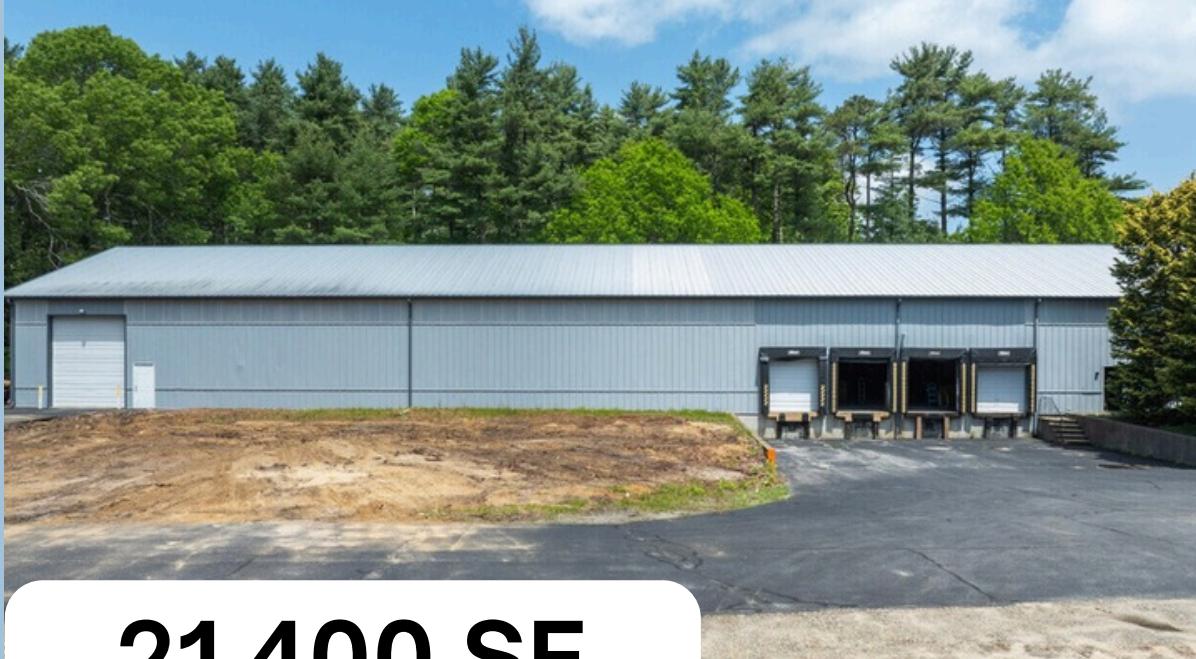
# Little Brook Rd



10 LITTLE BROOK RD, WAREHAM, MA



ATLANTIC PROPERTIES



**21,400 SF**

## Property features:

21,400 SF

Zoning: I

4 Docks

16' Clear Height

1 Drive In

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:

[\(774\)773-5228](tel:(774)773-5228)

[Jheine@atlanticproperties.com](mailto:Jheine@atlanticproperties.com)

[www.atlanticproperties.com](http://www.atlanticproperties.com)



# 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.**

 [\(774\)773-5228](tel:(774)773-5228)

 [Jheine@atlanticproperties.com](mailto:Jheine@atlanticproperties.com)

 [www.atlanticproperties.com](http://www.atlanticproperties.com)

