



## 205 COMMERCIAL

INDUSTRIAL PROPERTY FOR SALE

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INDUSTRIAL PROPERTY FOR SALE

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$2,600,000
Building Size:	18,324 SF
Lot Size:	1.75 ACRES
Price / SF:	\$141.89

## PROPERTY OVERVIEW

Welcome to 205 Commercial St, your gateway to industrial success in Whitman, MA! This spacious and strategically located industrial building presents an unparalleled opportunity for businesses seeking expansion, relocation, or investment in the heart of Massachusetts. Two tenants currently occupy the property providing cash flow for your investment. If you are an owner occupant - enjoy income while you design the building exactly how you see fit.

## PROPERTY HIGHLIGHTS

- Close proximity to Major highways and MBTA service.
- Heavy Power throughout.
- Flexible floor plan.

[CLICK HERE TO WATCH PROPERTY VIDEO](#)



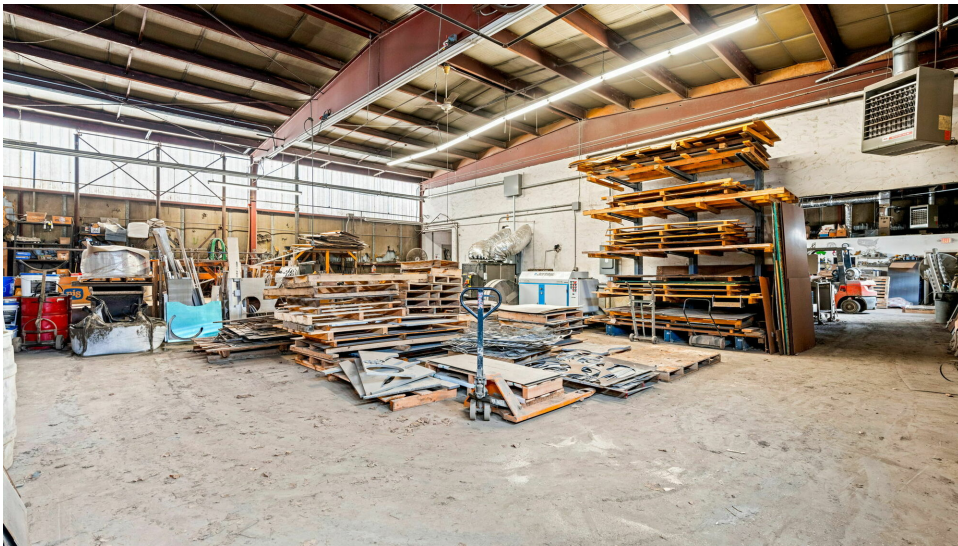
Section 1

# FINANCIAL ANALYSIS

MANSARD

INDUSTRIAL PROPERTY FOR SALE

# Interior Photos



INDUSTRIAL PROPERTY FOR SALE

# Tenant Profiles



## TENANT HIGHLIGHTS

- High end machine shop
- Over 30 Years in business
- Flexible space

## TENANT OVERVIEW

Company:	- Dimark Incorporated
Founded:	- 1982
Locations:	- 2
Website:	- <a href="http://www.dimarkinc.net/index.html">http://www.dimarkinc.net/index.html</a>

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
- Year 1	- \$63,000
- Year 2	- \$64,500
- Year 3	- \$66,000

## ABOUT

Dimark Incorporated is a full service fabrication shop located in Whitman Massachusetts.

Dimark offers the finest of fabrication, from production runs to prototyping the products that fit your needs. Dimark's 30 years of service to the sheet metal industry has produced a very diverse country wide Customer base, allowing us to produce products in a variety of areas

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# Tenant Profiles



## TENANT HIGHLIGHTS

- Excellent reviews
- Technologically savvy
- 20+ years in business

## TENANT OVERVIEW

Company:	- S&T Precision Cutting
Founded:	- 2001
Locations:	- 1
Headquarters:	- 205 Commercial, Whitman, MA
Website:	- <a href="https://www.wecutflatstuff.com">https://www.wecutflatstuff.com</a>

## RENT SCHEDULE

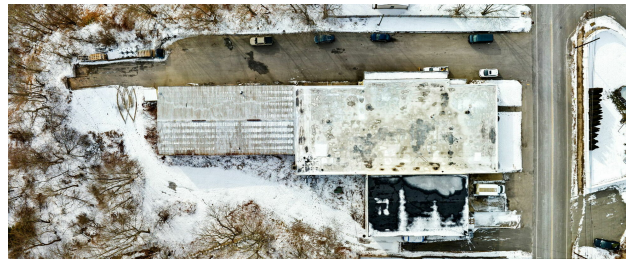
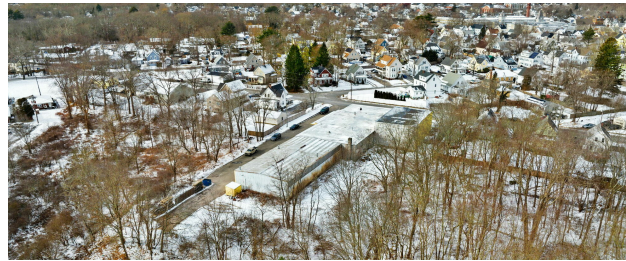
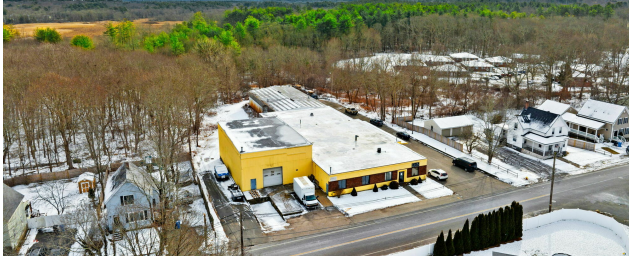
LEASE YEARS	ANNUAL RENT
- Year 1	- \$36,000
- Year 2	- \$37,200
- Year 3	- \$38,400

## ABOUT

Located south of Boston, MA, in Whitman, S&T Precision Cutting specializes in water jet cutting. With 3 CAD-driven machines and expertise cutting a variety of materials and thicknesses, S&T has been helping our customers serve their customers for over two decades.

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# Additional Photos



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# Property Details

Sale Price

**\$2,600,000**

## LOCATION INFORMATION

Building Name	205 Commercial
Street Address	205 Commercial Street
City, State, Zip	Whitman, MA 02382
County	Plymouth

## BUILDING INFORMATION

Building Size	18,324± SF
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## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution

## PARKING & TRANSPORTATION

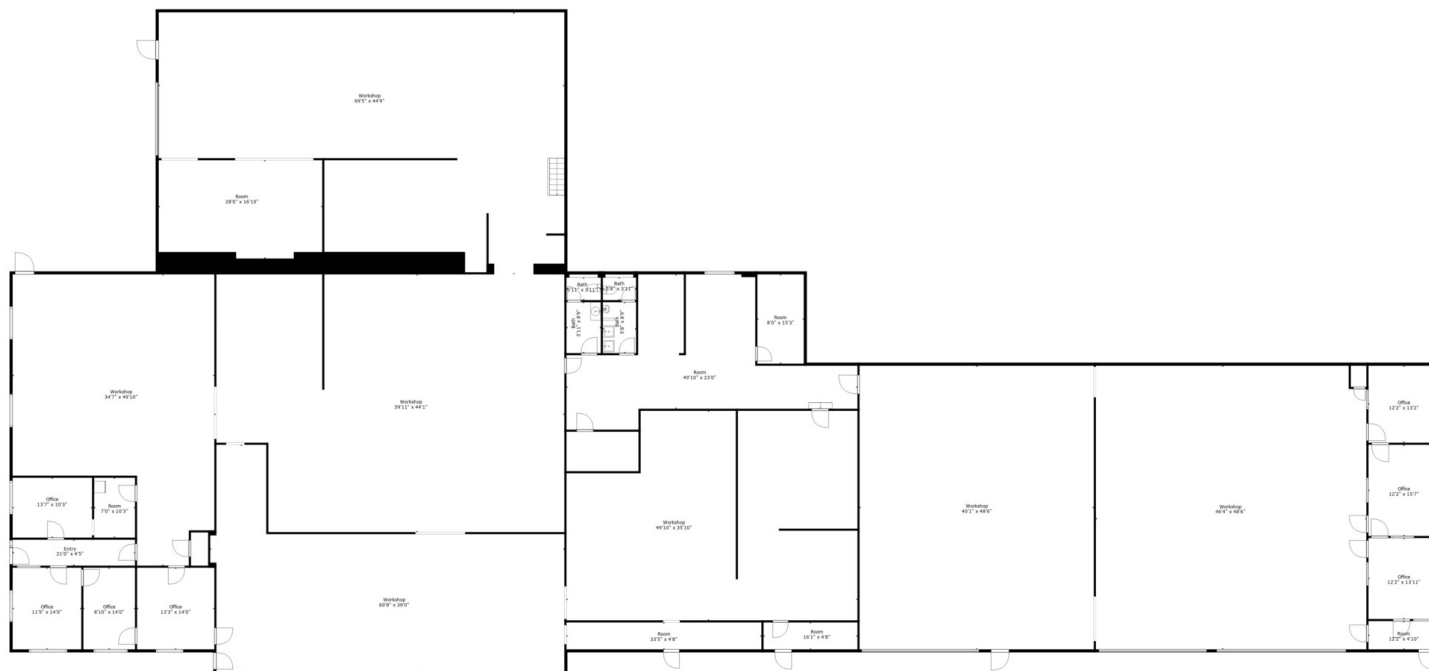
## UTILITIES & AMENITIES:

**1200 AMP/ 208 VOLT / 3 PHASE POWER**



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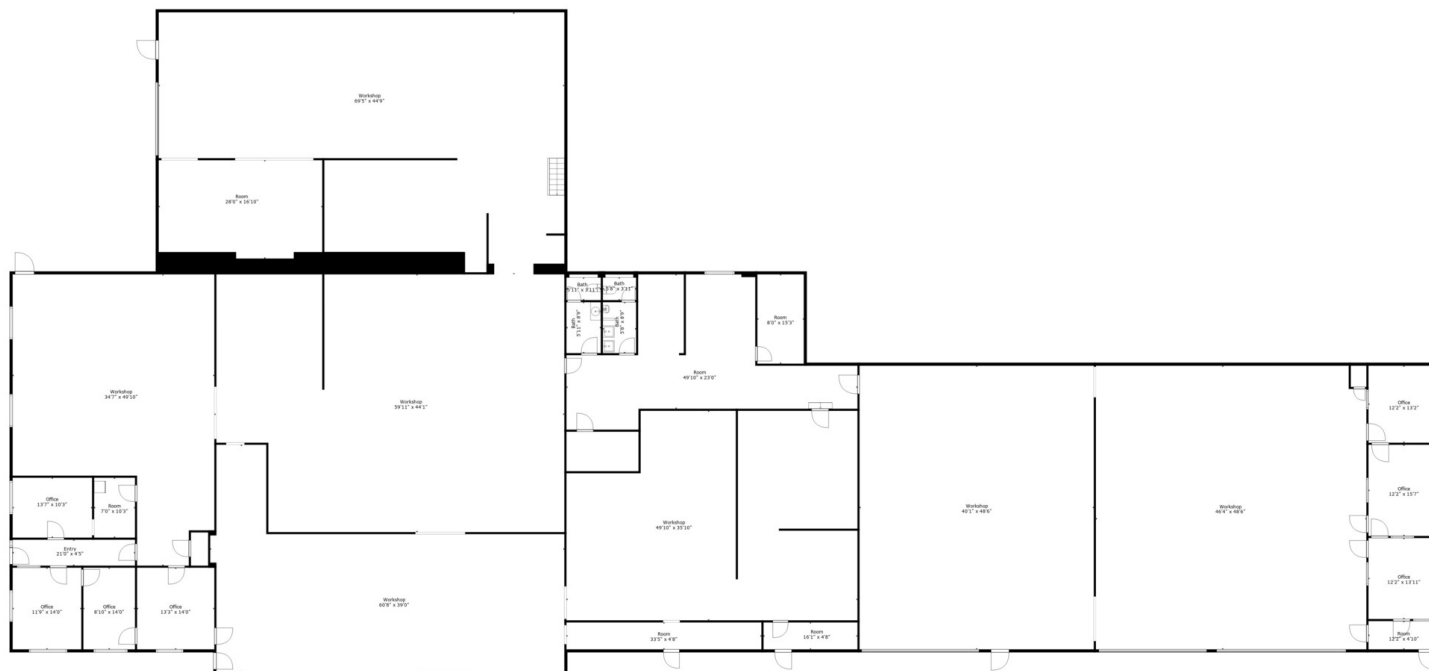
# Floor Plans



**TOTAL: 20389 sq. ft**  
FLOOR 1: 17313 sq. ft, FLOOR 2: 3076 sq. ft  
Sizes & Dimensions Are Approximate. Actual May Vary

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# Floor Plans



**TOTAL: 20389 sq. ft**  
FLOOR 1: 17313 sq. ft, FLOOR 2: 3076 sq. ft  
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# City Information



## LOCATION DESCRIPTION

Whitman, Massachusetts is a town located in Plymouth County, within the Greater Boston area. It is home to a variety of businesses catering to the needs of its residents and visitors. The types of businesses you might find in Whitman include but are not limited to; retail, restaurants, professional services, automotive services, home improvement and recreational entertainment.

## LOCATION DETAILS

County	Plymouth
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# Company Info



Our commitment to you.

## LOCAL EXPERTISE

More than 85 percent of sales in this area are purchased by MA- or NH-based investors. MANSARD maintains strong local relationships as well as a database of qualified buyers for local commercial properties. We know who has owned what properties, so we can match buyers to the size and types of properties they are most interested in owning. Going straight to the most-likely buyers saves you time and hassle, getting you a successful deal at the right price. Over the last 18 years, we've become experts in local high-value commercial real estate sales. We've negotiated the sale of more than 1,000 properties using the MANSARD Portfolio Method. That's why our clients trust us with their portfolios.

## MARKET KNOWLEDGE

There is no substitute for understanding the local market trends when selling a commercial real estate property in Massachusetts and New Hampshire. For instance, on paper it might have looked like nothing much had changed in the commercial real estate market in MA and NH between 2017 and 2018. Transaction volume was about the same both years. But there was a key difference under the surface: The average price per square foot had increased 23.6%. That meant sellers were asking for more and buyers were willing to pay. Having a local expert on your team ensures you get the right price for your local property.

## CONFIDENTIALITY

Some owners don't want their business to be known, especially by their tenants, so they need a private sale. Because of MANSARD's excellent relationships in the local market, you may not require a public sale. We have access to the people who will pay the right price and close the deal without a public listing.

## NON-STOP MARKETING

No real estate deal is complete until its closed. It is not uncommon to have several agreements reach the final stages then fall through before the deal closes. That means we never stop marketing your property to new potential buyers until the deal is officially closed. It takes perseverance to sell a commercial real estate property. At MANSARD, we'll help you stay calm and positive as we maneuver through the offers and negotiations, until we can celebrate the successful sale together.



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