

FOR SALE

70 INDUSTRIAL PARK ROAD

Plymouth, Massachusetts

OFFICE / FLEX / WAREHOUSE

± 45,590 SF



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PROPERTY SPECIFICATIONS

BUILDING SF:	± 45,590
PROPERTY TYPE:	Office/Flex/Warehouse
LAND:	3.45 acres
YEARS BUILT:	1979/2000
RENOVATED:	2017
ZONING:	Limited Industrial (LI)
PARKING:	103 Spaces, 2.26/1,000 SF (Expandable)



BUILDING SPECIFICATIONS

LOADING:	Two (2) Loading Docks One (1) Ground Level Door
CEILING HEIGHT:	14'-22'
HVAC:	<ul style="list-style-type: none">• Gas-fired boiler system - 2017• Three (3) 20-ton gas-fired, package units - 2022• Cooling tower
SPRINKLERS:	Fully sprinklered
POWER:	480V, 3 Phase / 1200 Amp Service
ROOF:	Combination of shingle, EPDM rubber roof and metal
UTILITIES:	<i>Gas:</i> Eversource <i>Electric:</i> Eversource <i>Water/Sewer:</i> Town of Plymouth

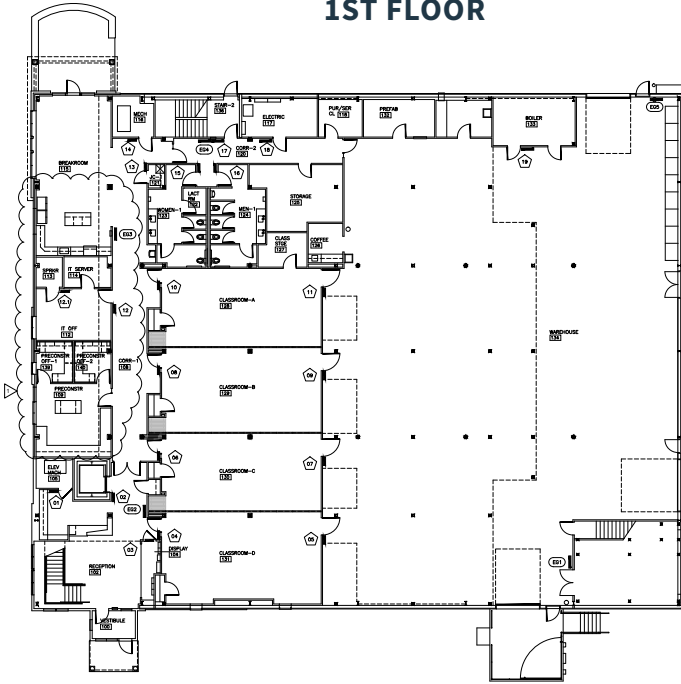


INVESTMENT HIGHLIGHTS

- Strategic location within close proximity to Route 44 & Route 3
- In-place cash flow with upside potential
- Flexible floor plates suitable for multi-tenant demand and can accommodate a variety of uses
- Strong market fundamentals

FRONT BUILDING

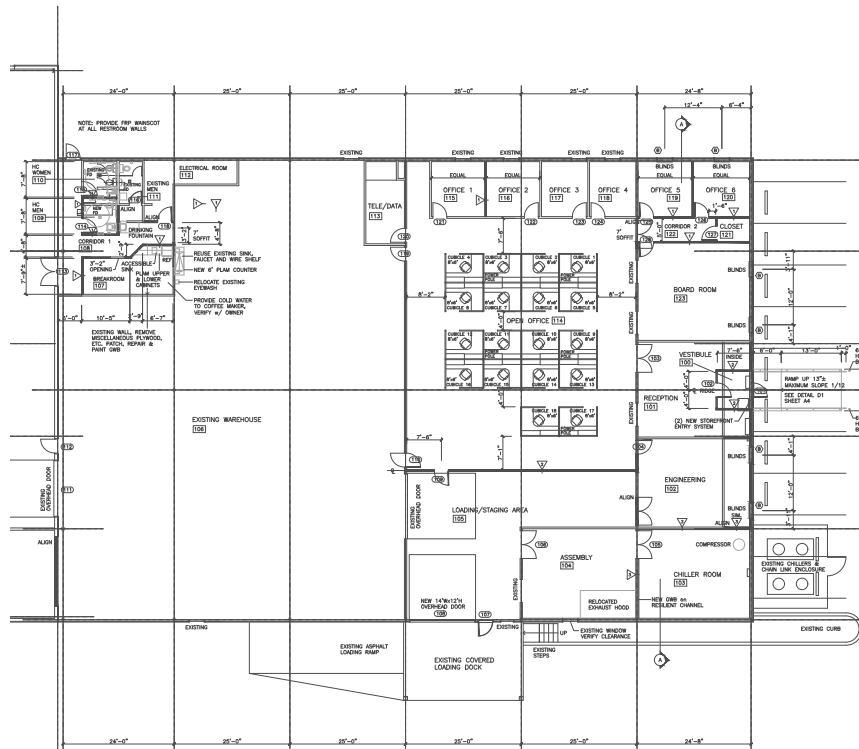
1ST FLOOR



2ND FLOOR



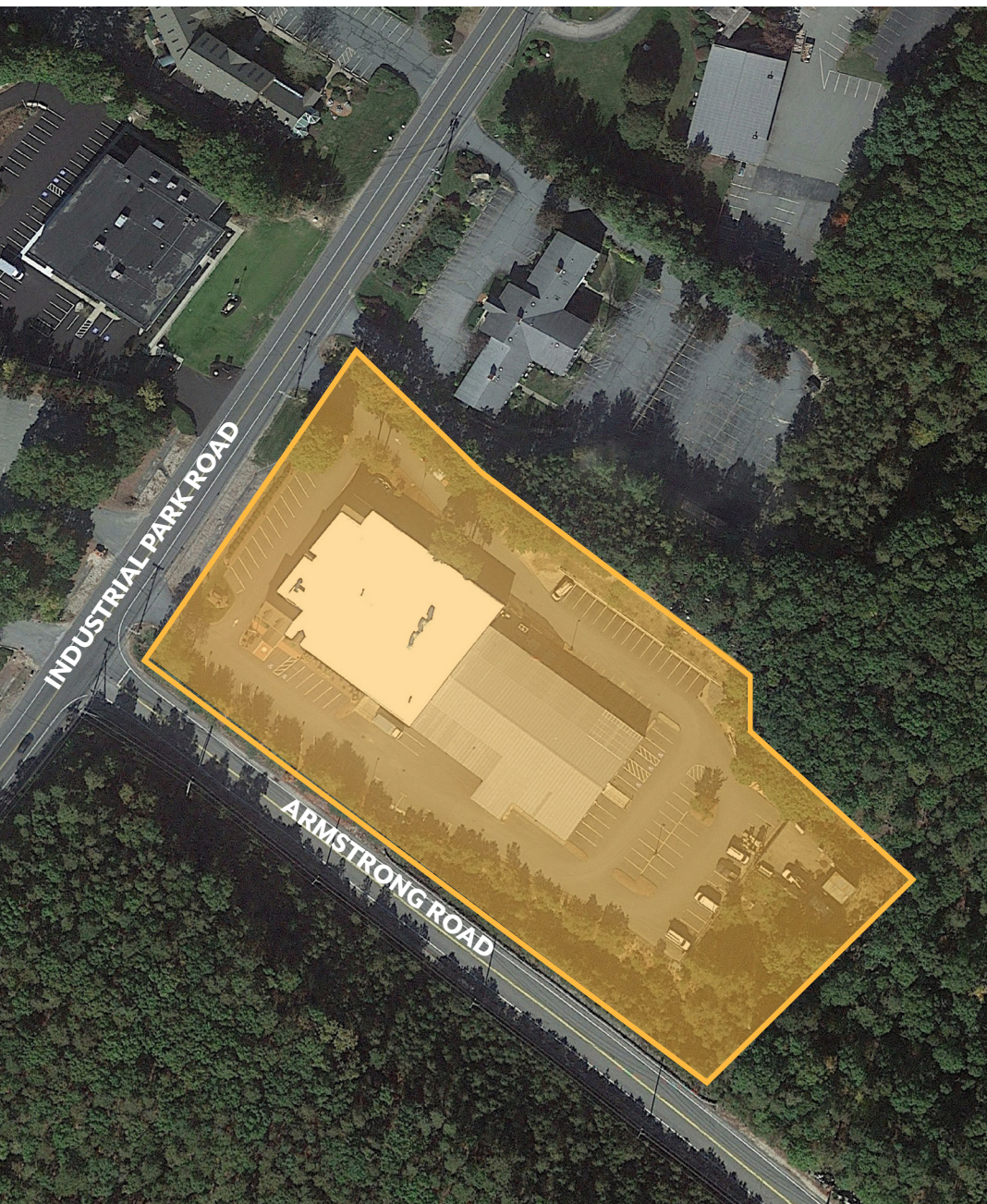
REAR BUILDING - SINGLE STORY



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FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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