

FOR LEASE
INDUSTRIAL PROPERTY



45 FINNELL DRIVE

45 FINNELL DR, WEYMOUTH, MA 02188

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For More Information



45 FINNELL DRIVE



PROPERTY DESCRIPTION

Introducing an exceptional opportunity at 45 Finnell Drive in Weymouth, MA. This flexible manufacturing/warehouse building offers 1,200 Amps @ 480/277V 3Phase electrical service, 7 loading docks, 1 drive-in and 24' clear height. Its strategic location, just 16 miles from Downtown Boston and in close proximity to Route 3/93, offers incredible accessibility and convenience.

PROPERTY HIGHLIGHTS

- Flexible Manufacturing/Warehouse Building
- 1,200 Amps @ 480/277V 3Phase
- 7 Loading Docks, 1 drive-in
- 24' Clear height
- 16 Miles to Downtown Boston
- Close Proximity to Route 3/93 and Braintree Split

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	20,000 - 50,271 SF
Lot Size:	3.63 Acres
Building Size:	50,271 SF

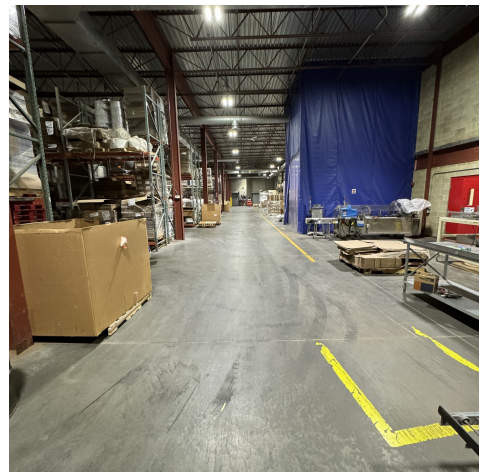
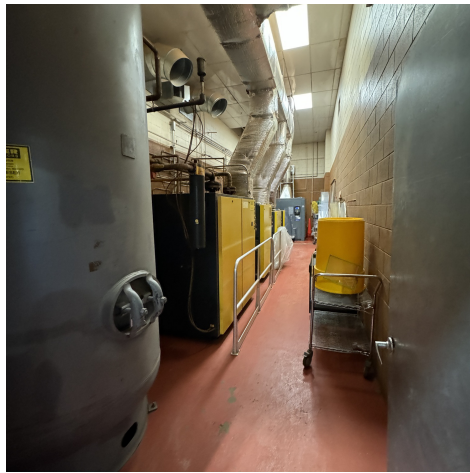
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	149	625	3,173
Total Population	453	1,768	7,471
Average HH Income	\$159,015	\$155,390	\$133,910



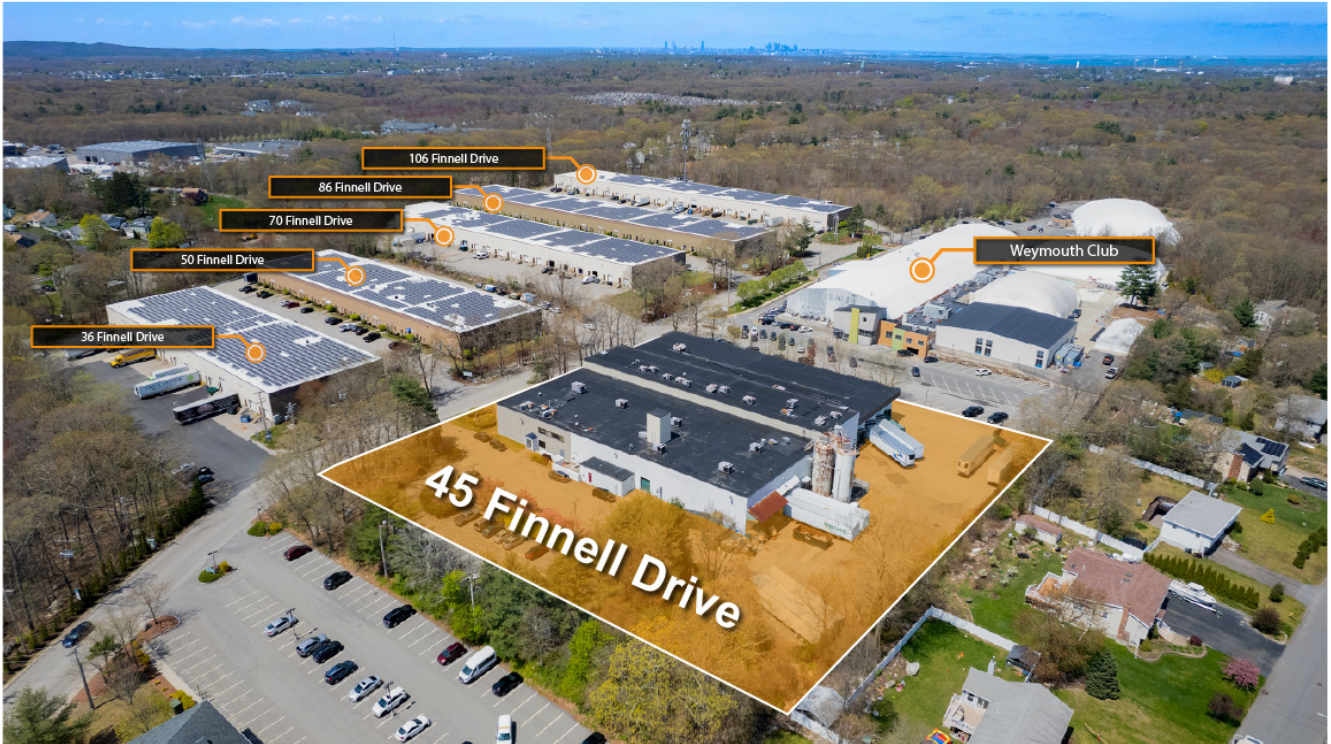
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Finnell Drive Industrial Park Companies

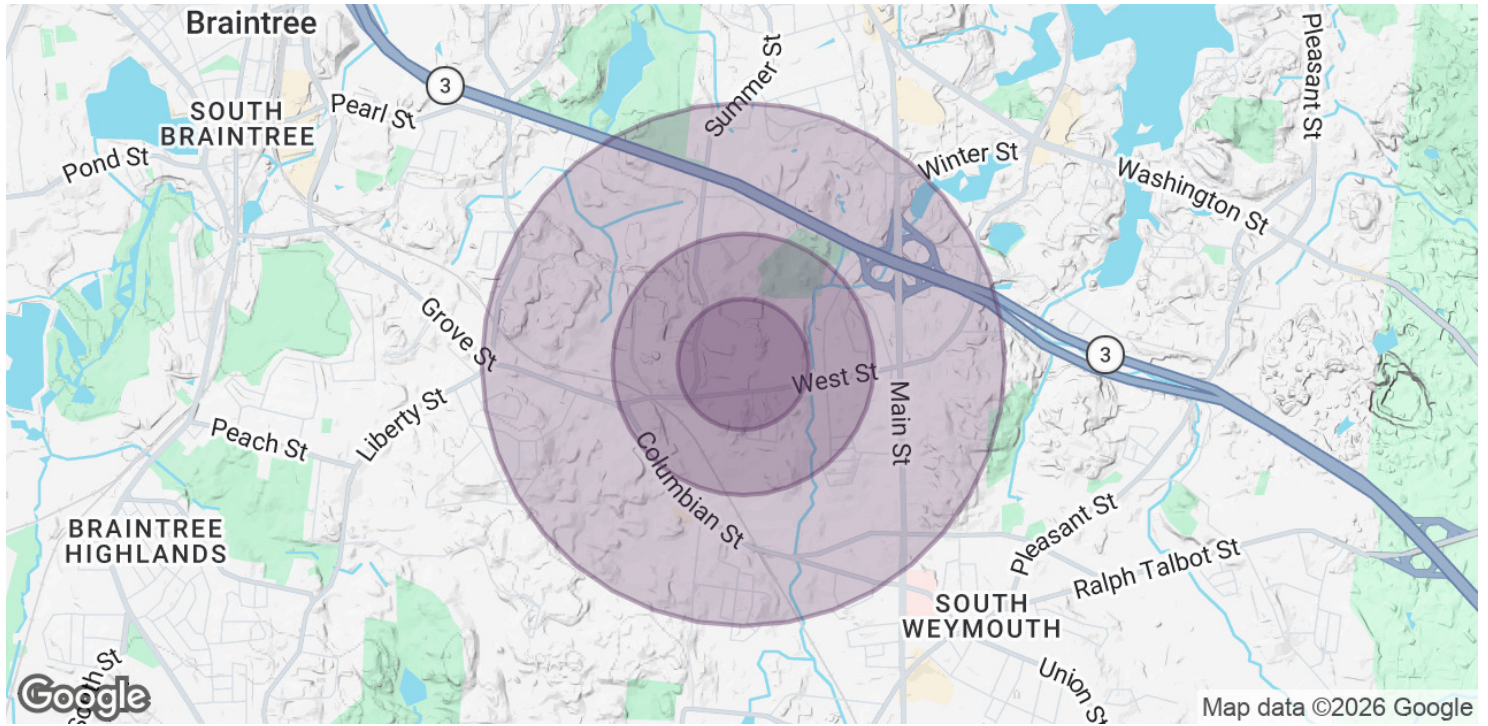
106 Finnell Drive	86 Finnell Drive	70 Finnell Drive	50 Finnell Drive	36 Finnell Drive

Logistical Details

3 ----- 3 Minute Drive Via Main St & West St

93 ----- 8 Minute Drive Via Route 3

45 FINNELL DRIVE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	453	1,768	7,471
Average Age	45.8	42.9	43.0
Average Age (Male)	48.0	44.5	44.1
Average Age (Female)	38.2	37.4	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	149	625	3,173
# of Persons per HH	3.0	2.8	2.4
Average HH Income	\$159,015	\$155,390	\$133,910
Average House Value	\$635,563	\$606,481	\$585,492

2023 American Community Survey (ACS)



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