

793 WEST CENTER STREET W. BRIDGEWATER, MA



±8,010 SF FREESTANDING FLEX/R&D BUILDING ON ±18.6 ACRES

INVESTMENT/DEVELOPMENT OPPORTUNITY

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W. BRIDGEWATER, MA**

EXECUTIVE SUMMARY

Parsons Commercial Group is excited to present the opportunity to purchase 793 West Center Street in West Bridgewater, Massachusetts. This 8,010 square foot, freestanding flex/r&d building sits on 18.6 acres and is located directly off Exit 28 on Route 24. The building is currently 100% leased to two strong credit-worthy tenants with long term leases. 793 West Center Street has a well-designed layout featuring three loading docks and extra storage in the back of the building.

The property enjoys a prime location on Route 106, just off Route 24, with easy access to I-495 (5-minute drive) and is only 40 minutes from Downtown Boston and Logan International Airport.

Offered fully leased, with over 18 acres for potential development, this property presents an ideal opportunity for either an investment buyer or developer looking for versatility and growth potential.

For pricing and additional inquiries, please reach out to the listing agent, Jay Cannon at james.cannon@svn.com or 508-271-9219.



For illustrative purposes only. Actual property outlines and dimensions may vary. Not to scale.

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PROPERTY OVERVIEW

Building Specifications

Building Size	Total: ±8,010 SF
Type	Flex & Land
Stories	1
Zoning	Industrial
Land	±18.6 Acres
Loading Docks	Three (3)
Parking	18 Spaces
Year Built	2004
Flood Zone	Portion of the property is located in AE
Building Exterior	Steel Frame; Metal Roof
Building Interior	Concrete Floor Cover; Fully Air Conditioned; 4 Bathrooms Heat: Forced Air Fuel: Gas

Investment Highlights

- Rare opportunity to purchase a cash flowing building with potential for development.
- The property is zoned in the Industrial district, allowing for a variety of uses.
- The existing building is fully leased to two creditworthy tenants and in great condition.



CENTRAL LOCATION

793 WEST CENTER STREET W. BRIDGEWATER, MA

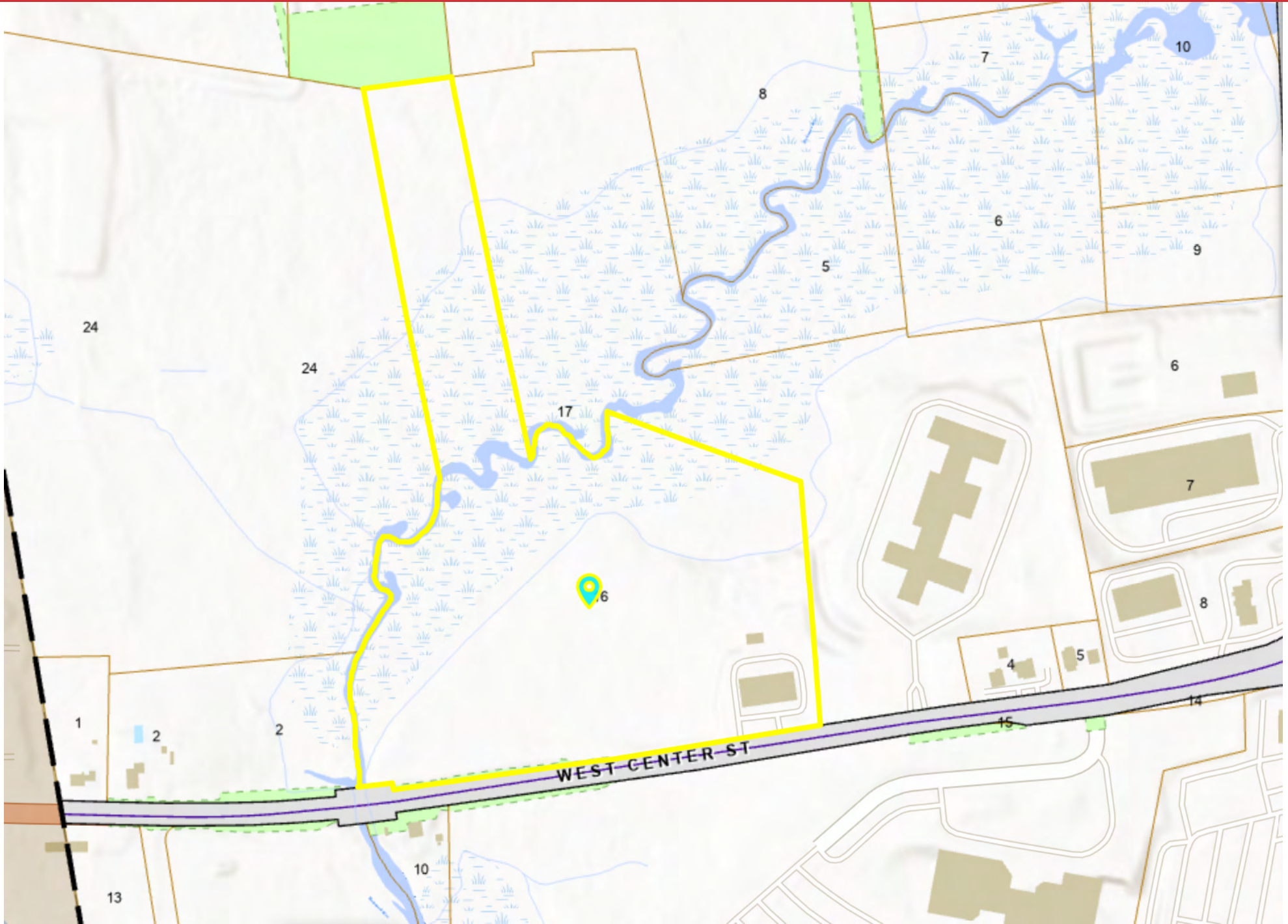


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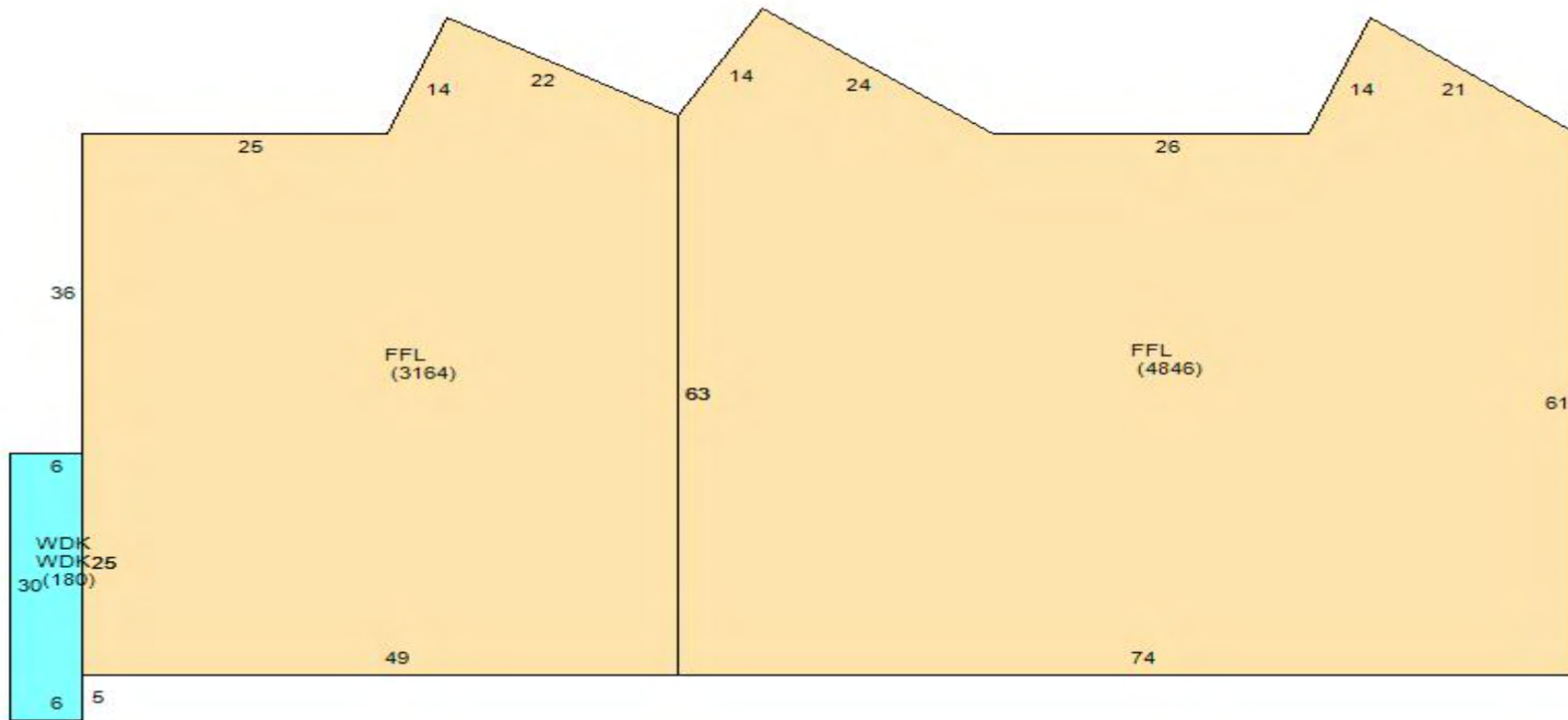
SITE OVERVIEW

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BUILDING LAYOUT

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FOR MORE INFORMATION, CONTACT:

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