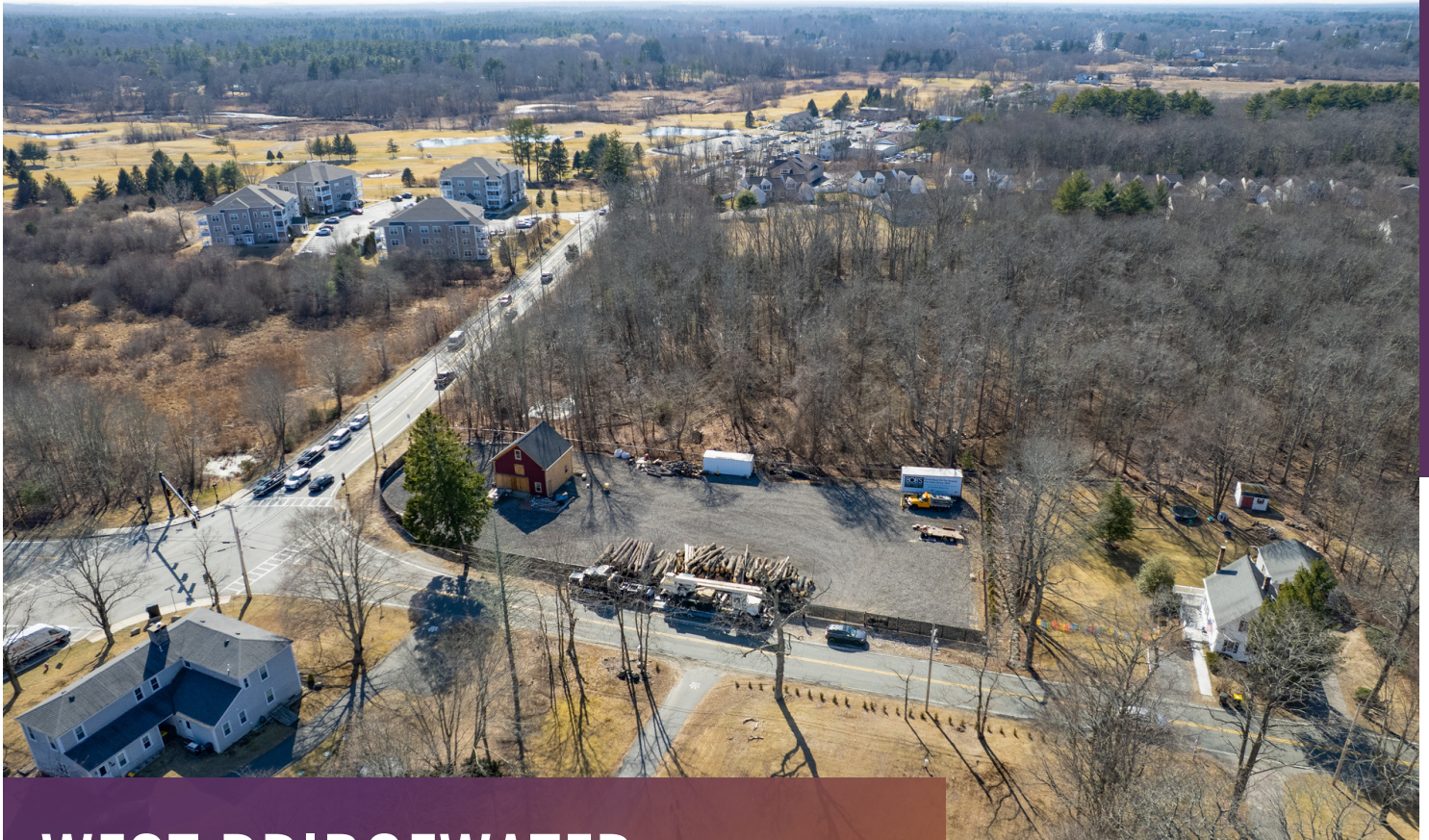


FOR LEASE  
LAND



# WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY

347 EAST ST, WEST BRIDGEWATER, MA 02379

*For More Information*

**KERRICK PIERCE**

781.919.0800 X710

[kpierce@ellisrealtyadvisors.com](mailto:kpierce@ellisrealtyadvisors.com)

**DAVE ELLIS, SIOR**

781.919.0800 X701

[dave@ellisrealtyadvisors.com](mailto:dave@ellisrealtyadvisors.com)

**OLIVER OLSSON**

617.957.1422

[oolsson@ellisrealtyadvisors.com](mailto:oolsson@ellisrealtyadvisors.com)





WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



PROPERTY DESCRIPTION

347 East Street in West Bridgewater offers a unique opportunity for a local business to secure space through purchase or lease. The site features a one-acre fenced and usable lot with a barn, plus room for broader expansion across the full 2.41 acres. The land previously supported a tree removal operation, which creates natural appeal for a wide range of commercial uses. Its high-traffic location strengthens visibility and supports companies aiming to establish a presence or scale their operations. Flexible lease options cover a half acre, a full acre, or the entire site.

PROPERTY HIGHLIGHTS

- Full acre of useable land ideal for contractors, trades, or storage
- Flexible Lease Options on 1/2 Acre, Full Acre, and Entire 2.41 Acres
- Purchase Options Including Lease to Own
- Fully fenced lot with remote entry gate—ideal for secure equipment, material, or storage access
- Zoning allows retail/service business with drive up or window service
- Located on the intersection of East Street and Route 106 providing a high-visibility signage opportunity
- 2-story barn complete with power and restroom
- Convenient access to major roadways, less than 10 miles from Routes 26 and 106

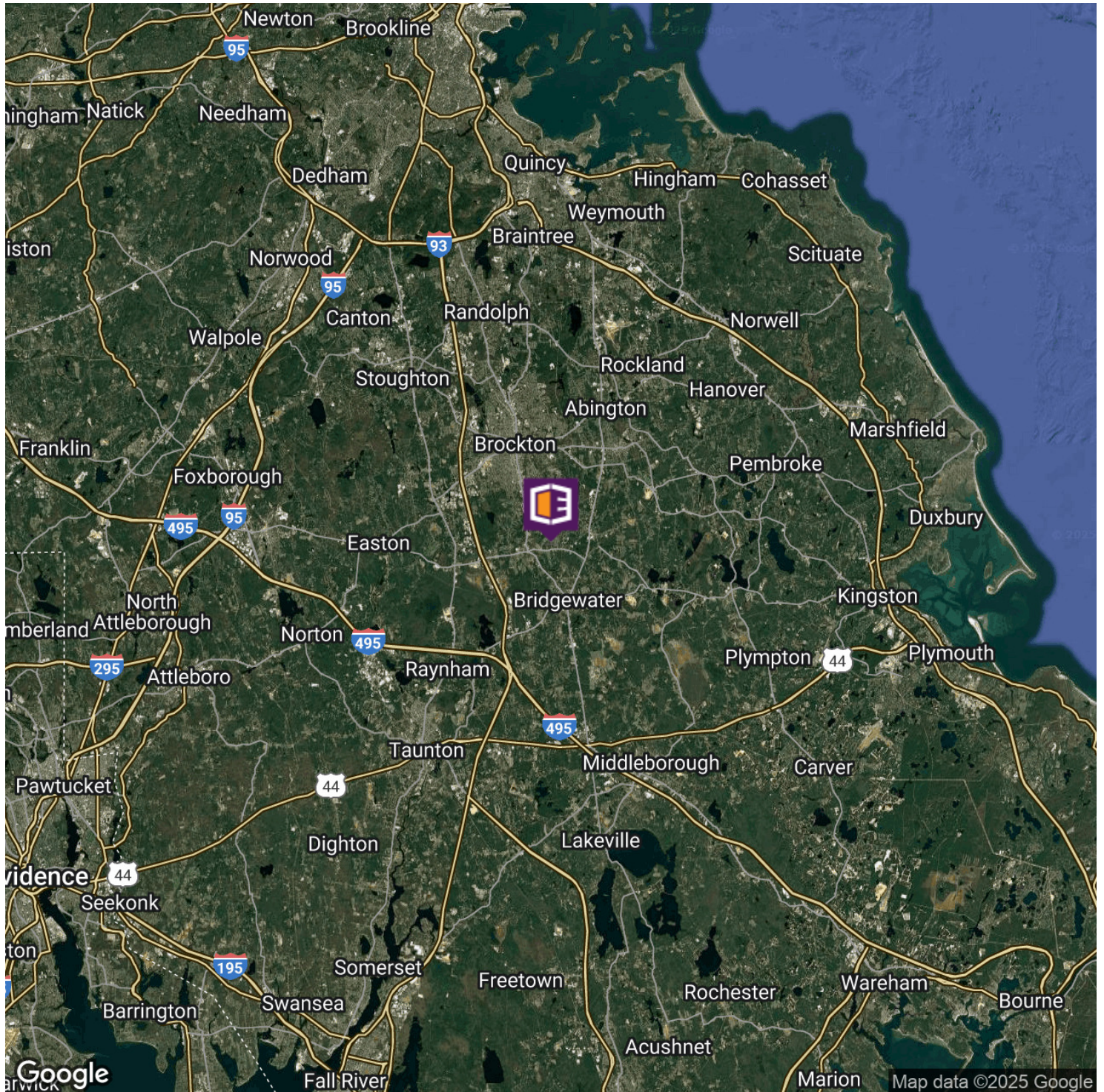
OFFERING SUMMARY

Lease Rate:	Call Listing Broker
Number of Units:	1
Available SF:	0.5 - 2.41 Acres
Lot Size:	2.41 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	126	844
Total Population	101	374	2,357
Average HH Income	\$172,566	\$167,505	\$146,647



## WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



KERRICK PIERCE

781.919.0800 x710  
kpierce@ellisrealtyadvisors.com

DAVE ELLIS, SIOR

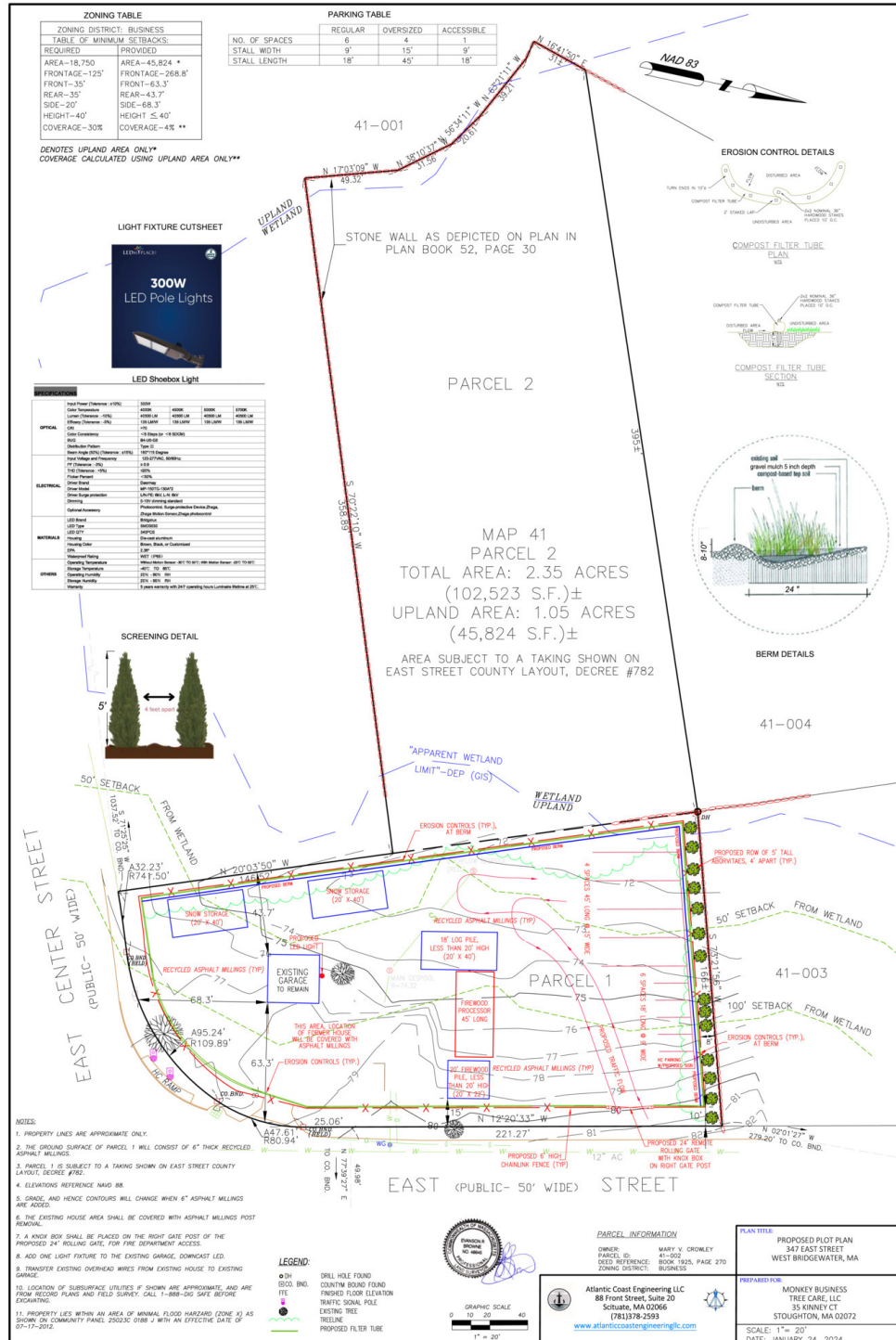
781.919.0800 x701  
dave@ellisrealtyadvisors.com

OLIVER OLSSON

617.957.1422  
oolsson@ellisrealtyadvisors.com



# WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY





## ADDITIONAL PHOTOS

# WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



KERRICK PIERCE

781.919.0800 x710  
kpierce@ellisrealtyadvisors.com

DAVE ELLIS, SIOR

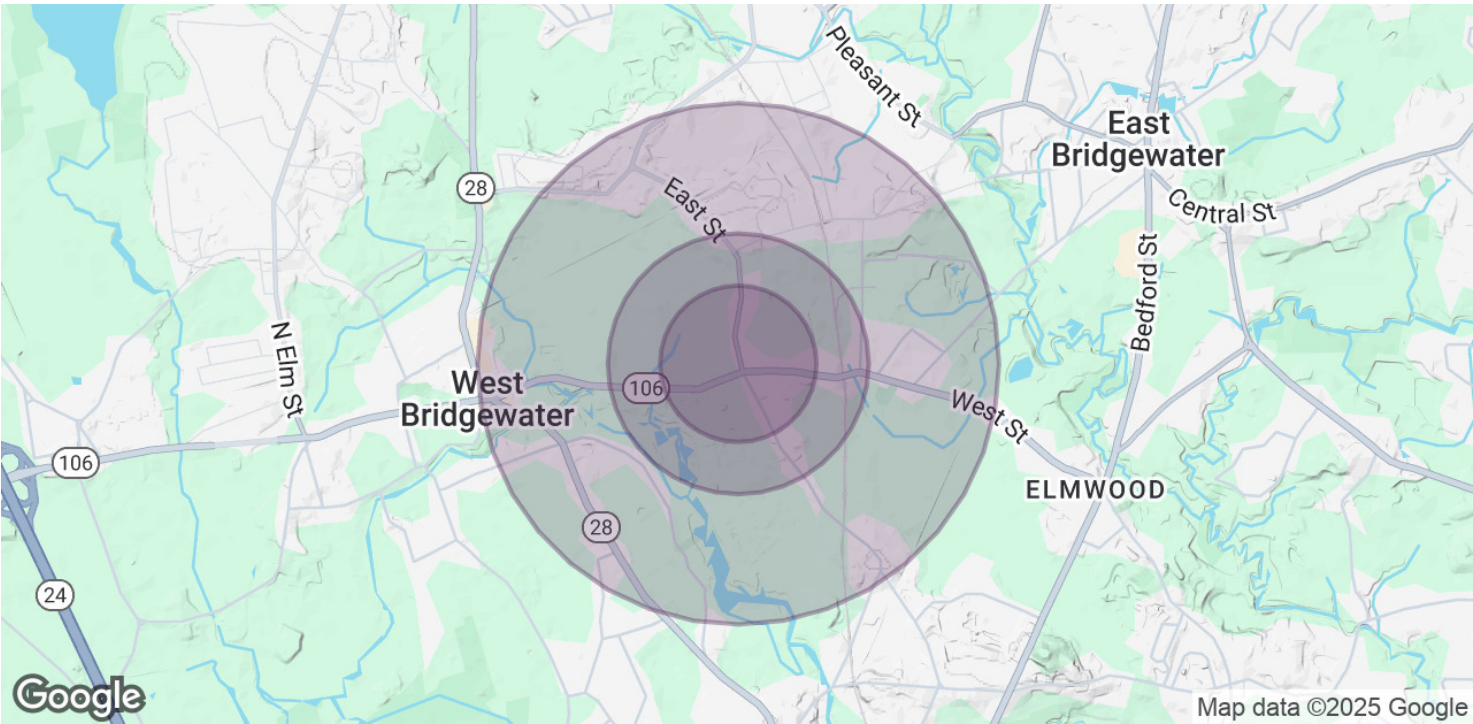
781.919.0800 x701  
dave@ellisrealtyadvisors.com

OLIVER OLSSON

617.957.1422  
oolsson@ellisrealtyadvisors.com



WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	101	374	2,357
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	126	844
# of Persons per HH	3	3	2.8
Average HH Income	\$172,566	\$167,505	\$146,647
Average House Value	\$571,055	\$561,779	\$523,249

Demographics data derived from AlphaMap



KERRICK PIERCE  
781.919.0800 x710  
kpierce@ellisrealtyadvisors.com

DAVE ELLIS, SIOR  
781.919.0800 x701  
dave@ellisrealtyadvisors.com

OLIVER OLSSON  
617.957.1422  
oolsson@ellisrealtyadvisors.com