

AVAILABLE

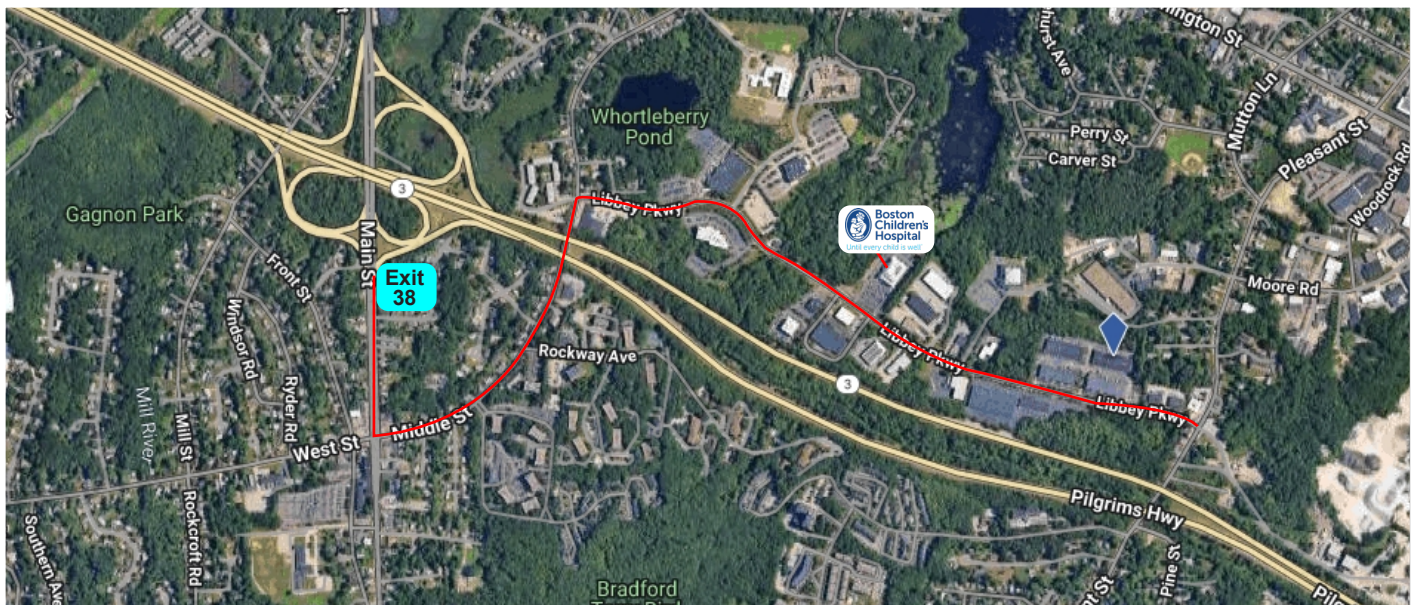
RADER PROPERTIES, INC

360 LIBBEY PARKWAY, BLDG #4
UP TO 30,000 SF WEYMOUTH, MA



Rader Properties is pleased to present 360 Libbey Parkway, Building #4 for Sale.

Strategically located minutes from Route 3 in the established Libbey Corporate Park, 360 Libbey offers up to 30,000 SF of high-bay, industrial/flex space. 1,000 amps/3-phase power distributed throughout, the building has been designed for single or multiple occupants providing great flexibility for growth or income producing tenancy.



80 Washington Street, Building J-40, Norwell, MA 02061 • www.RaderProperties.net • 781-681-9000



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360 LIBBEY PARKWAY, BUILDING #4

UP TO 30,000 SF WEYMOUTH, MA

Location:	Libbey Corporate Park, Weymouth, MA Minutes from Route 3 at Exit 36, Derby Street and Exit 38, Route 18.
Property Description:	360 Libbey Parkway is part of a four (4) building industrial condominium. Building #4 is offered for sale individually.
Size:	30,000 SF, single-story
Available Space:	10,000 SF to 30,000 SF (10,000 SF Currently Leased)
Construction Type:	Steel frame with architectural block exterior
Year Built:	1999
Zoning:	Planned Office Park (POP)
Allowed Uses:	Office, warehouse, light industrial, medical and recreational uses, among others.
Building Dimensions:	100' x 300'
Ceiling Height:	20'5" clear
Column Spacing:	30' x 50'
Roof:	Rubber membrane
Loading:	3 tailboard loading docks with levelers
Utilities:	Natural Gas and Electric provided by National Grid Public sewer
Power:	880 amps main service. 480 volt, 3-phase
Parking:	60 spaces
Fire Sprinkler:	100% wet system
Real Estate Taxes:	\$1.35/SF (2025)
Corporate Neighbors:	Boston Children's Hospital, Atrius Health, Dana Farber, Vinfen, STARS, Planet Fitness, Cross Fit 781, New England Ductless, Concord Electrical Supply
Nearby Amenities:	South Shore Hospital, Derby Street Shoppes, Dunkin, CVS and many more retailers.
Exclusive Agent:	David Mitchell 617-901-3488 davidmitchell@raderproperties.net Jim Rader 781-681-9000 ext. 13 jrader@raderproperties.net

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