

AVAILABLE

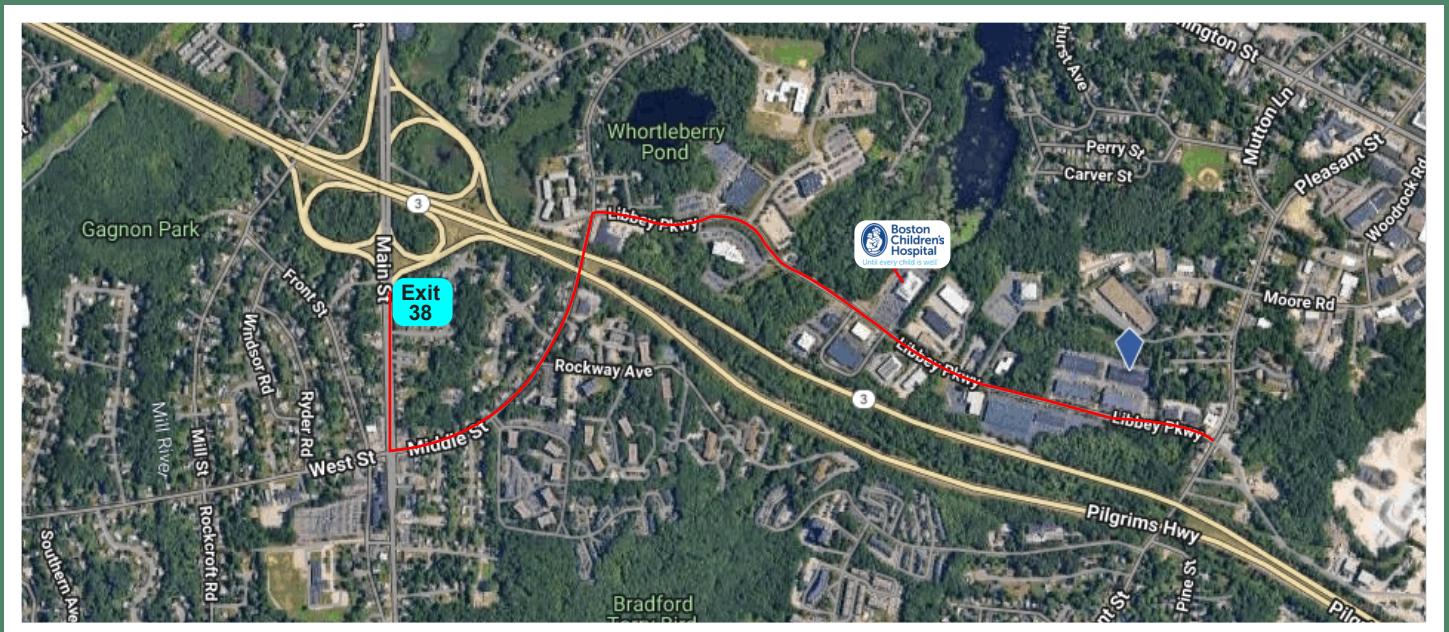
RADER PROPERTIES, INC

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



AVAILABLE
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 |

RADER PROPERTIES, INC

80 Washington Street, Building J-40, Norwell, MA 02061 • www.RaderProperties.net • **781-681-9000**
All information is from sources deemed reliable, however, Rader Properties, Inc. makes no representation as to its accuracy and is subject to change or withdrawal without notice