

277 BRIDGE STREET

Fairhaven, Massachusetts | **Build-to-Suit Pad Site** | Available Immediately

5,850 SF

Commercial Building Pad

FOR LEASE



PROPERTY HIGHLIGHTS

Building Size	5,850 SF (customizable)
Address	277 Bridge St, Fairhaven MA
Zoning	Business
Parking	34 Spaces
Traffic Count	23,937 VPD
Intersection	Signalized (Rt 240 & Bridge)
Highway Access	I-195 via Route 240
Lease Type	Ground Lease / Build-to-Suit

ENTITLEMENTS IN PLACE

- ✓ Conservation Commission Approval
- ✓ Site Plan Approval
- ✓ Utilities Available at Site
- ✓ Building Permit Ready to Pull

CO-TENANCY & ACCESS

- Shared entrance with Mobil gas station
- Dunkin' & convenience store (beer & wine)
- High daily traffic from established co-tenants
- Direct I-195 access via Route 240
- Signalized intersection — safe ingress/egress

PROPERTY OVERVIEW

A **5,850 SF commercial building pad site** at 277 Bridge Street, Fairhaven, MA with site plan and conservation approvals in place. Utilities available at the site. Zoned for business use — a **streamlined path to development without entitlement risk**. Positioned along a high-visibility commercial corridor with convenient access to **Route 240 and I-195**, the site is well suited for retail, QSR, medical, financial institution, or service users. Shares an established entrance with a Mobil gas station, convenience store (beer & wine), and Dunkin'. Available immediately for **ground lease or build-to-suit development**.



IDEAL USES

- Medical / Urgent Care
- Retail / Service
- QSR / Fast Casual
- Veterinary Clinic

FOR MORE LEASING INFO:

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