

FOR LEASE
INDUSTRIAL PROPERTY



BUILD TO SUIT LOW DENSITY IOS SITE

71 ADAMS ST, BRAINTREE, MA 02184

For More Information

DAVE ELLIS, SIOR

781.919.0800 X701

dave@ellisrealtyadvisors.com

OLIVER OLSSON

617.957.1422

oolsson@ellisrealtyadvisors.com



BUILD TO SUIT LOW DENSITY IOS SITE



PROPERTY DESCRIPTION

Located just minutes from Boston, 71 Adams Street presents the potential for a 121,756 SF industrial development, featuring 24 flex warehouse bays, a 60,000 SF warehouse, and flexible outdoor storage space ideal for equipment, vehicles, or materials.

The site offers exceptional logistics advantages, with a 3-minute drive to Route I-93 and the Braintree Split, and easy connections to Route 128/95, providing efficient access to Boston, and the greater region.

PROPERTY HIGHLIGHTS

- 15,000 to 60,000 SF Warehouse Build to Suit
- Easy Access to I-93 (3 Min) and Boston (15 Min.)
- 7+ Acres of Industrial Outside Storage

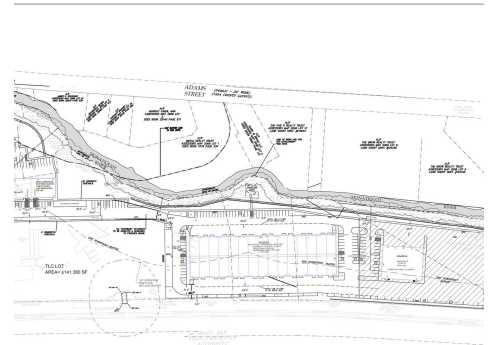
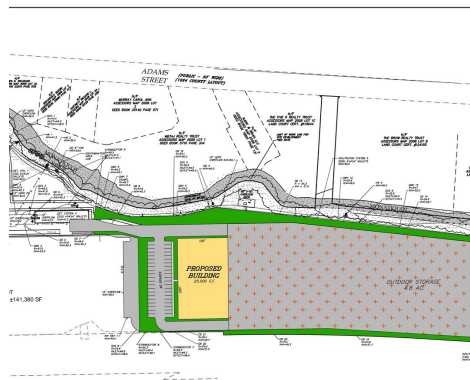
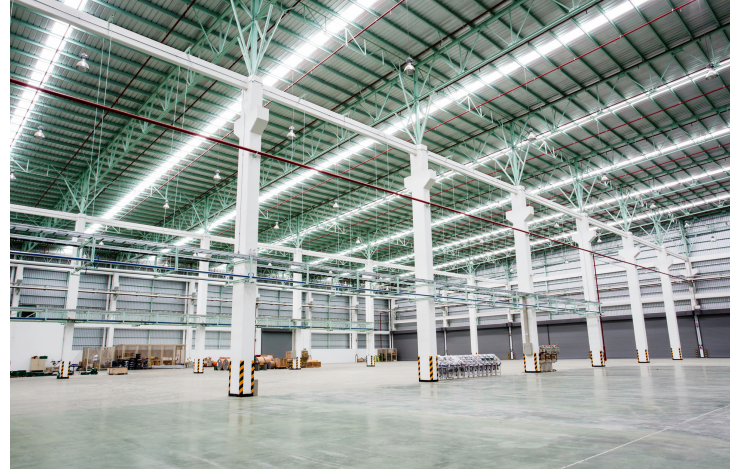
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,875 - 68,818 SF
Lot Size:	16.12 Acres
Building Size:	121,756 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,854	46,770	95,852
Total Population	14,537	107,498	229,623
Average HH Income	\$82,866	\$75,823	\$79,669

ADDITIONAL PHOTOS

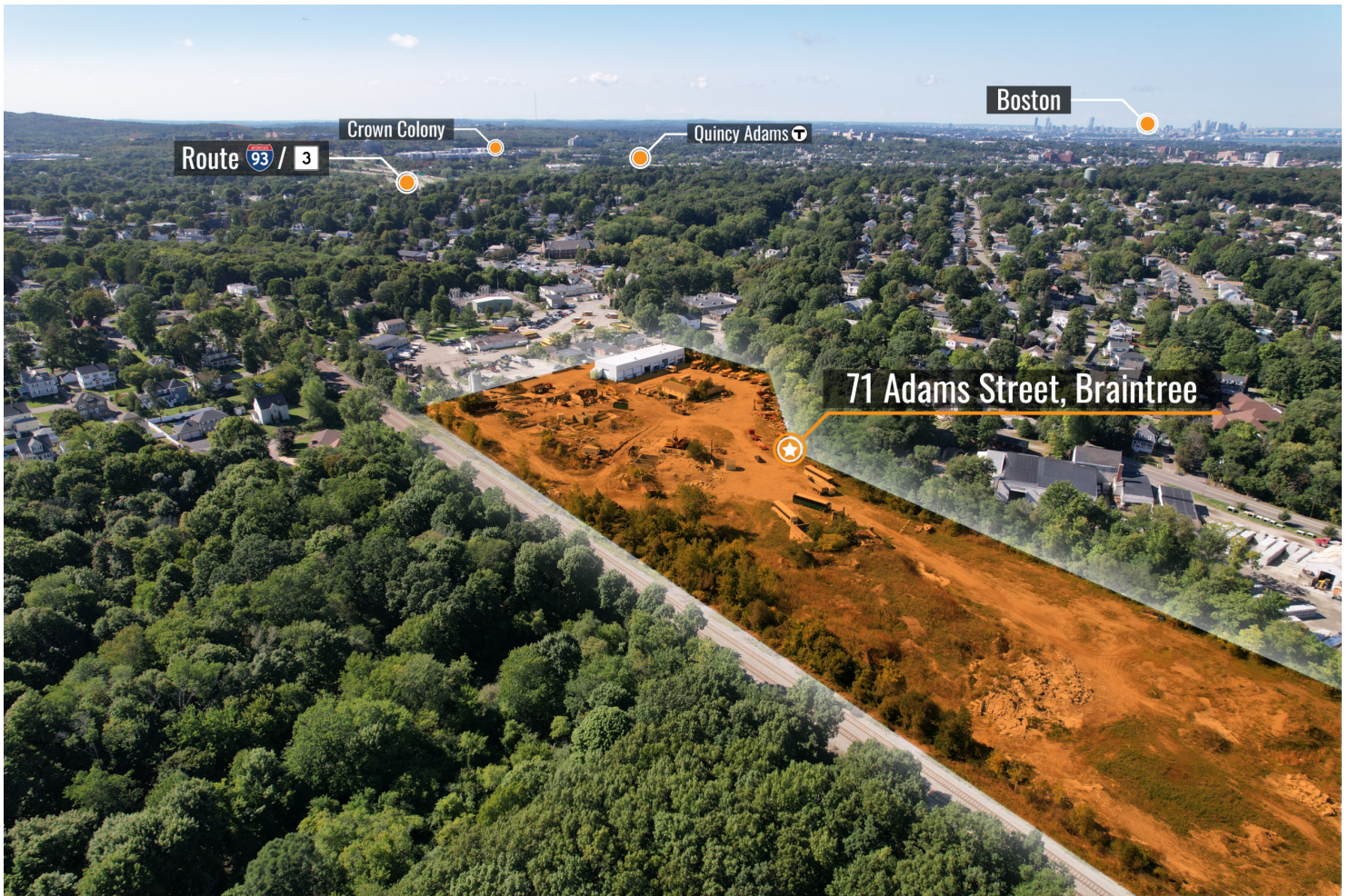
BUILD TO SUIT LOW DENSITY IOS SITE



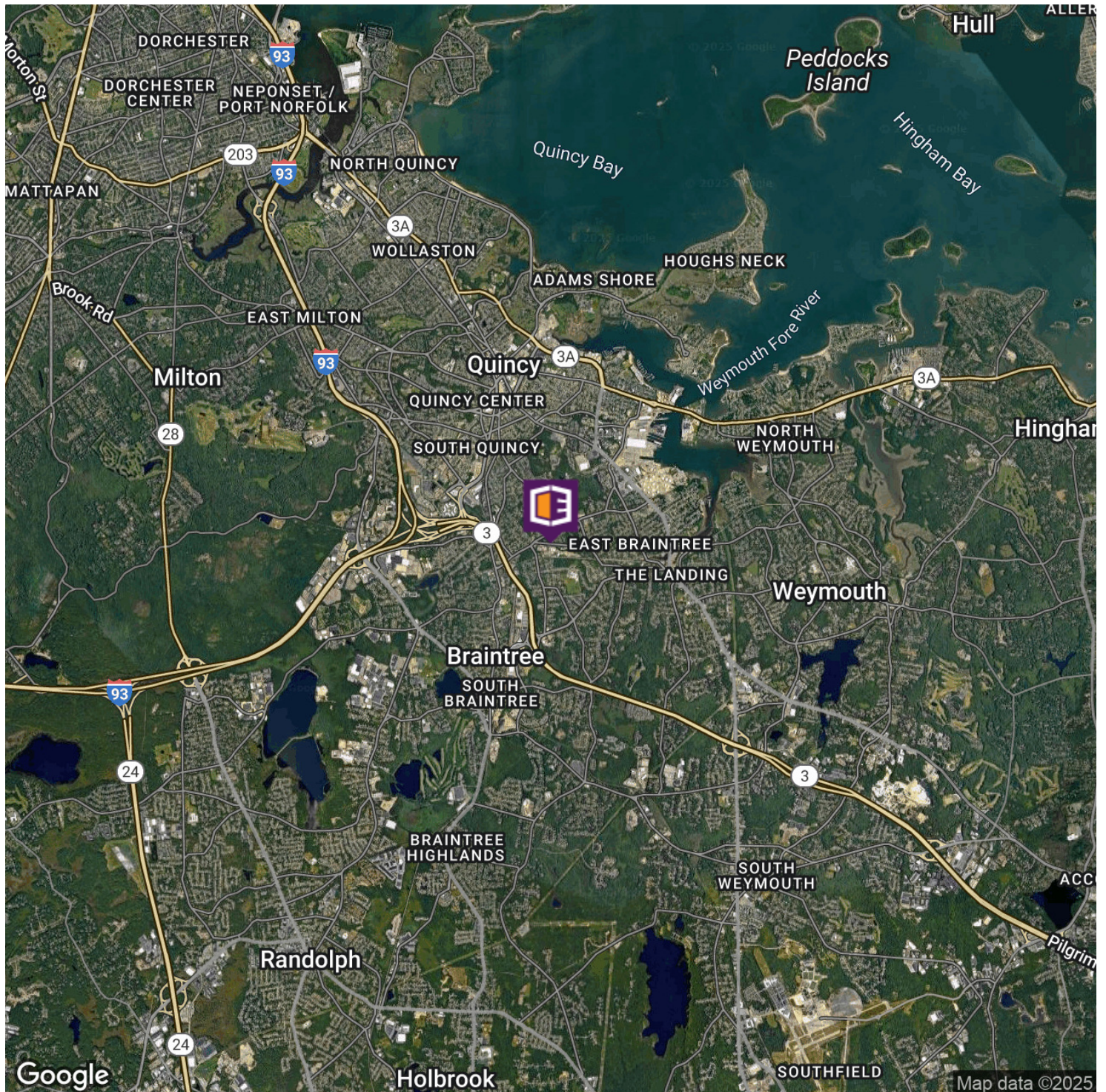
DAVE ELLIS, SIOR
781.919.0800 x701
dave@ellisrealtyadvisors.com

OLIVER OLSSON
617.957.1422
oolsson@ellisrealtyadvisors.com

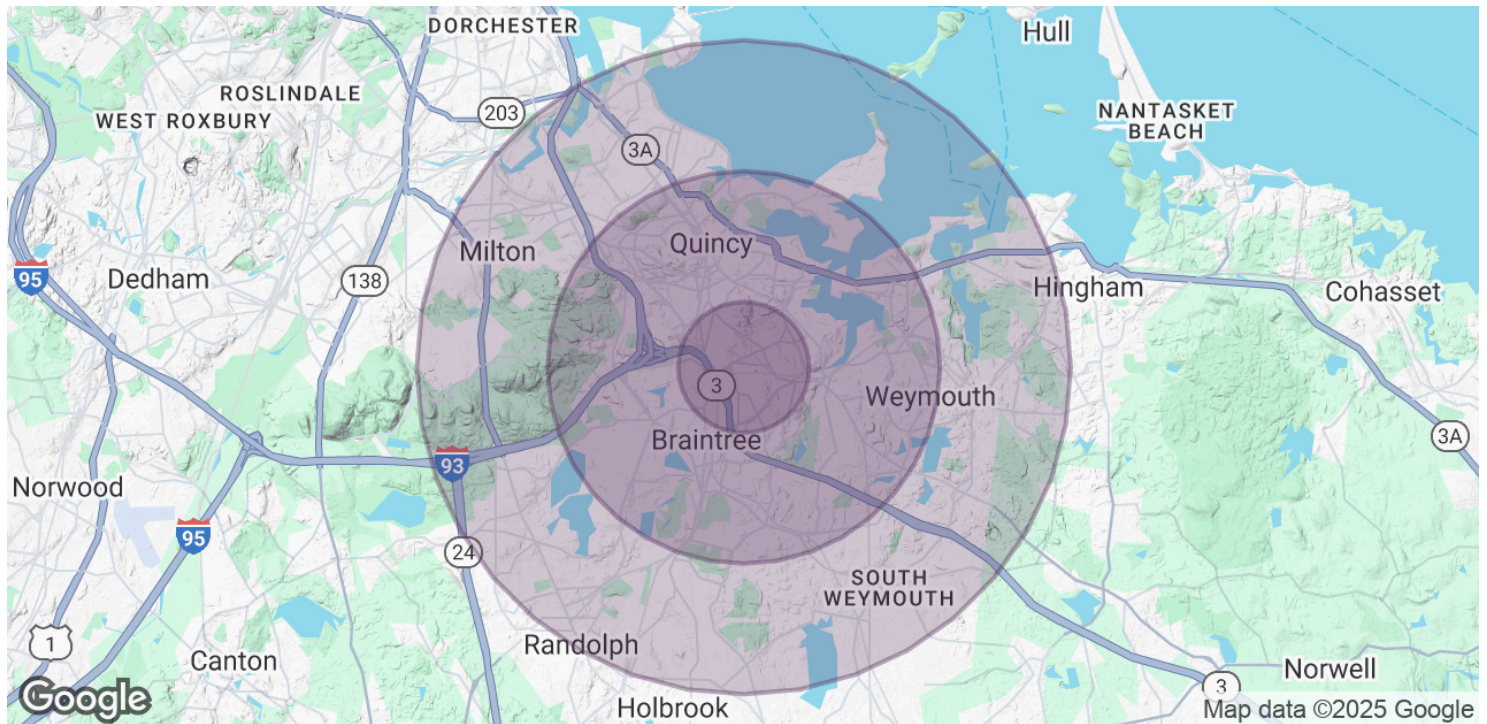
BUILD TO SUIT LOW DENSITY IOS SITE



BUILD TO SUIT LOW DENSITY IOS SITE



BUILD TO SUIT LOW DENSITY IOS SITE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,537	107,498	229,623
Average Age	39.5	40.2	39.9
Average Age (Male)	38.5	38.4	38.5
Average Age (Female)	40.6	41.7	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,854	46,770	95,852
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$82,866	\$75,823	\$79,669
Average House Value	\$446,703	\$385,657	\$390,489

* Demographic data derived from 2020 ACS - US Census