

FOR SALE

INDUSTRIAL PROPERTY



104 LONGWATER DR

104 LONGWATER DR, NORWELL, MA 02061

For More Information

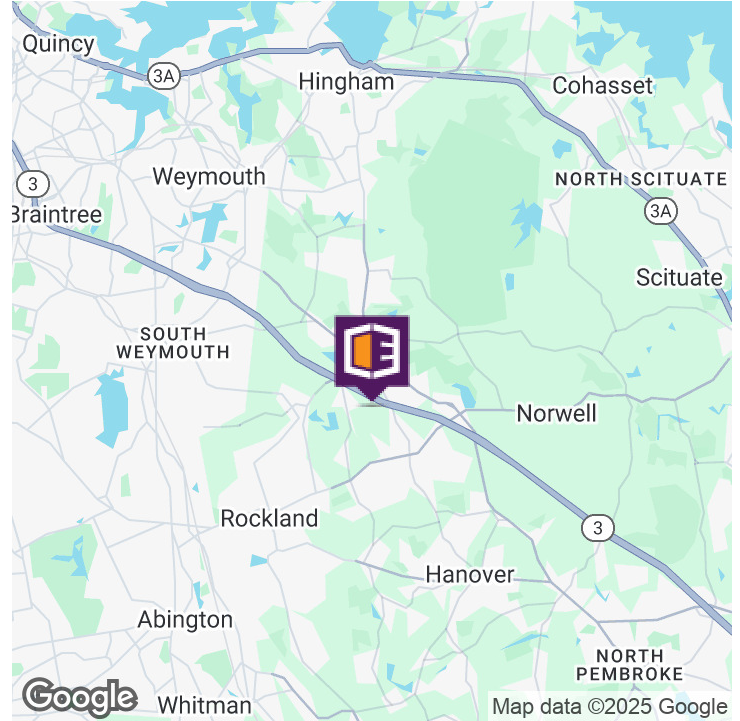
KERRICK PIERCE

781.919.0800 X710

kpierce@ellisrealtyadvisors.com



104 LONGWATER DR



OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	3,200 SF
Lot Size:	41,680 SF
Number of Units:	1
Price / SF:	\$187.19
Year Built:	1981

PROPERTY OVERVIEW

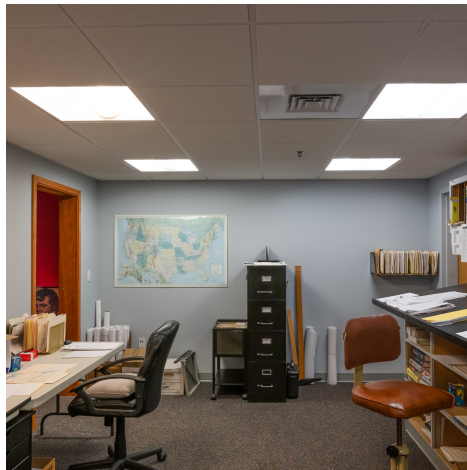
The unit features professional office/showroom space in the front with high-bay warehouse and dock-high loading in the rear, providing excellent operational flow for businesses requiring both administrative and industrial functionality. A bonus mezzanine storage area adds additional utility and flexibility for materials, equipment, or file storage.

PROPERTY HIGHLIGHTS

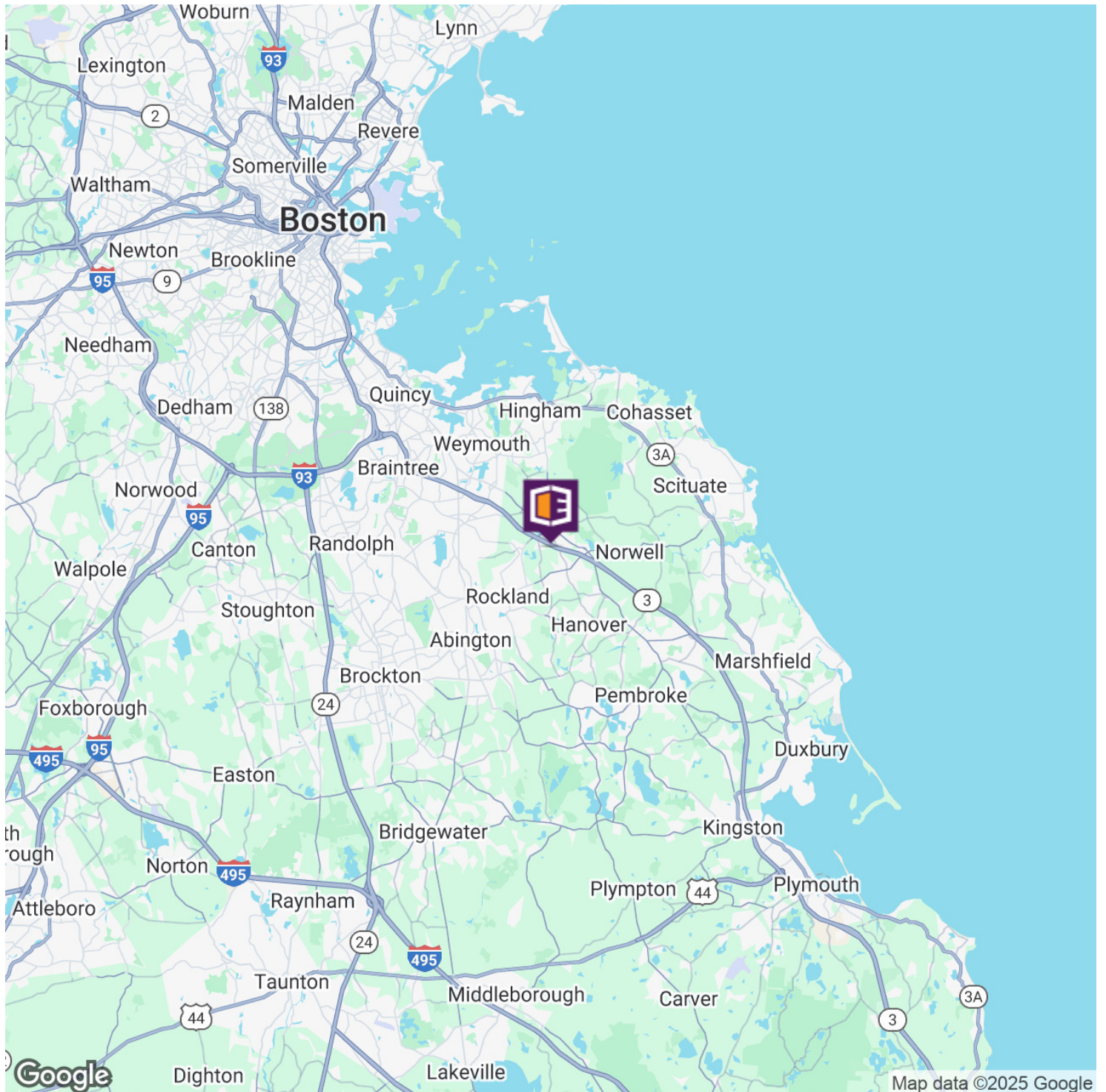
- Flexible industrial condo with office, warehouse, and mezzanine layout
- Front office build-out suitable for administrative, sales, or showroom use
- Rear dock-high loading for efficient shipping and receiving
- Bonus mezzanine storage for additional workspace or inventory
- Excellent visibility and access within Assinippi Park, just off Route 3
- Ample on-site parking and professionally managed condominium association
- Ideal for contractors, trades, distributors, and service businesses
- Mezzanine Rated for 100 lbs Per SF Load Capacity
- Condo Fees - \$555/month
- 2024 Taxes - \$3,299
- Roof Replaced in 2017
- Back Parking Lot/Loading Area Recently Repaved
- Access to 3-Phase Power

ADDITIONAL PHOTOS

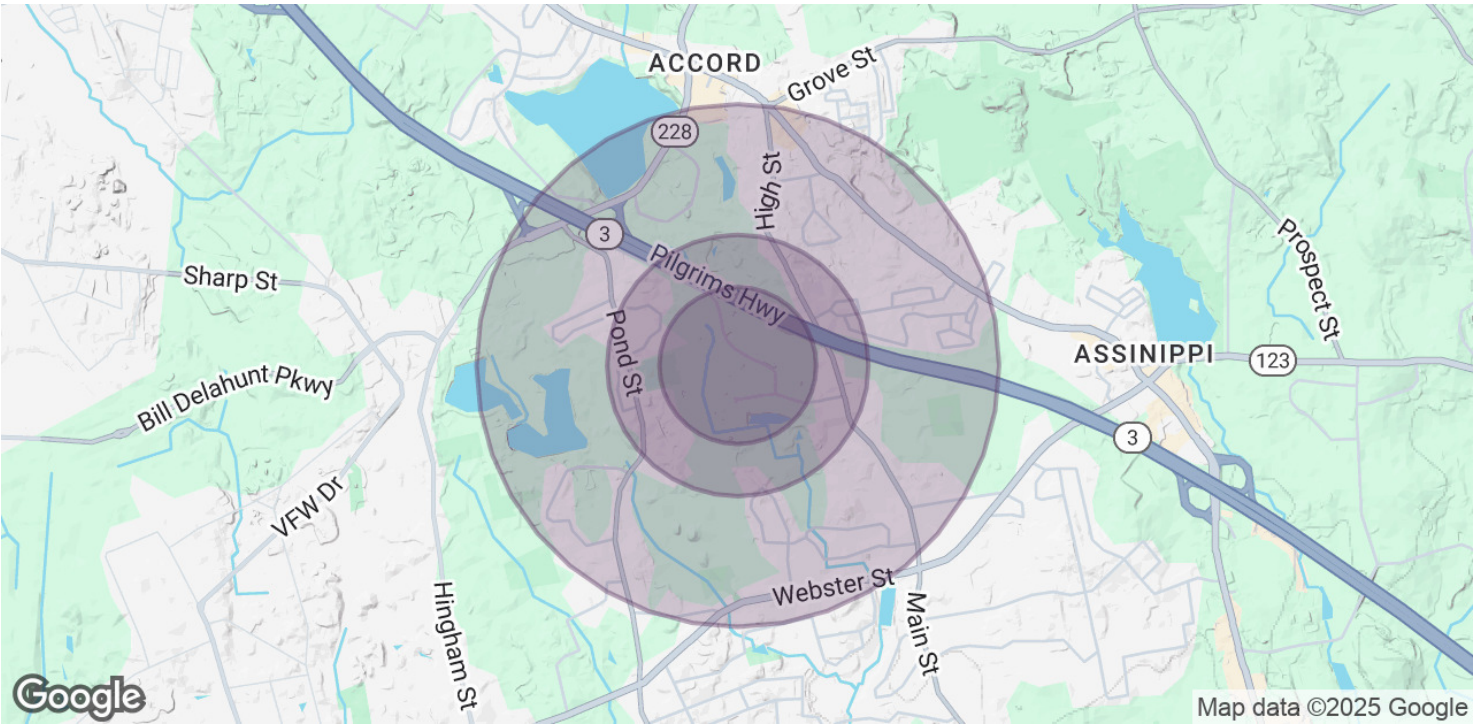
104 LONGWATER DR



104 LONGWATER DR



104 LONGWATER DR



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	126	639	3,211
Average Age	44	44	42
Average Age (Male)	43	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	235	1,104
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$166,252	\$170,254	\$180,522
Average House Value	\$573,514	\$587,796	\$624,722

Demographics data derived from AlphaMap