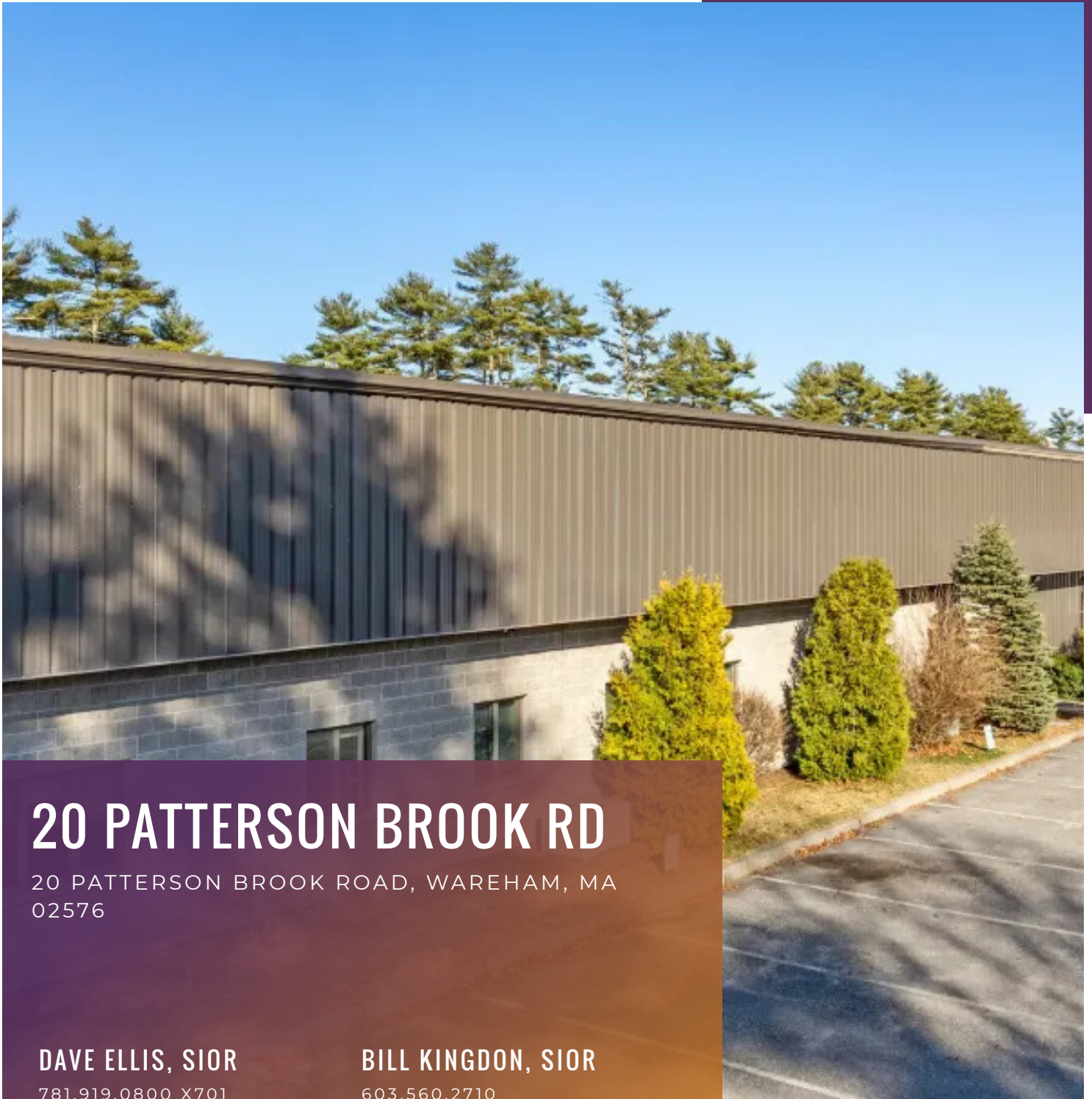


**FOR LEASE**  
INDUSTRIAL PROPERTY



## 20 PATTERSON BROOK RD

20 PATTERSON BROOK ROAD, WAREHAM, MA  
02576

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*For More Information Contact The Brokers*



# 20 PATTERSON BROOK RD



## PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present 20 Patterson Brook Rd in West Wareham for lease. This standalone building offers a 5,000 square foot industrial/flex suite featuring one loading dock, HVAC, 200 amps/3 phase power, and 18' clear height. This space is ideal for a variety of users of industrial, distribution, storage use, or other commercial needs.

## PROPERTY HIGHLIGHTS

- Ample parking
- 18' clear height
- 200 amps/3 phase power
- One (1) loading dock
- Amenity rich area
- Versatile space for variety of users
- Prime location with easy access to major highways

## OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	8.87 Acres
Building Size:	84,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	190	699
Total Population	112	481	1,753
Average HH Income	\$148,992	\$120,433	\$115,324



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ADDITIONAL PHOTOS

# 20 PATTERSON BROOK RD

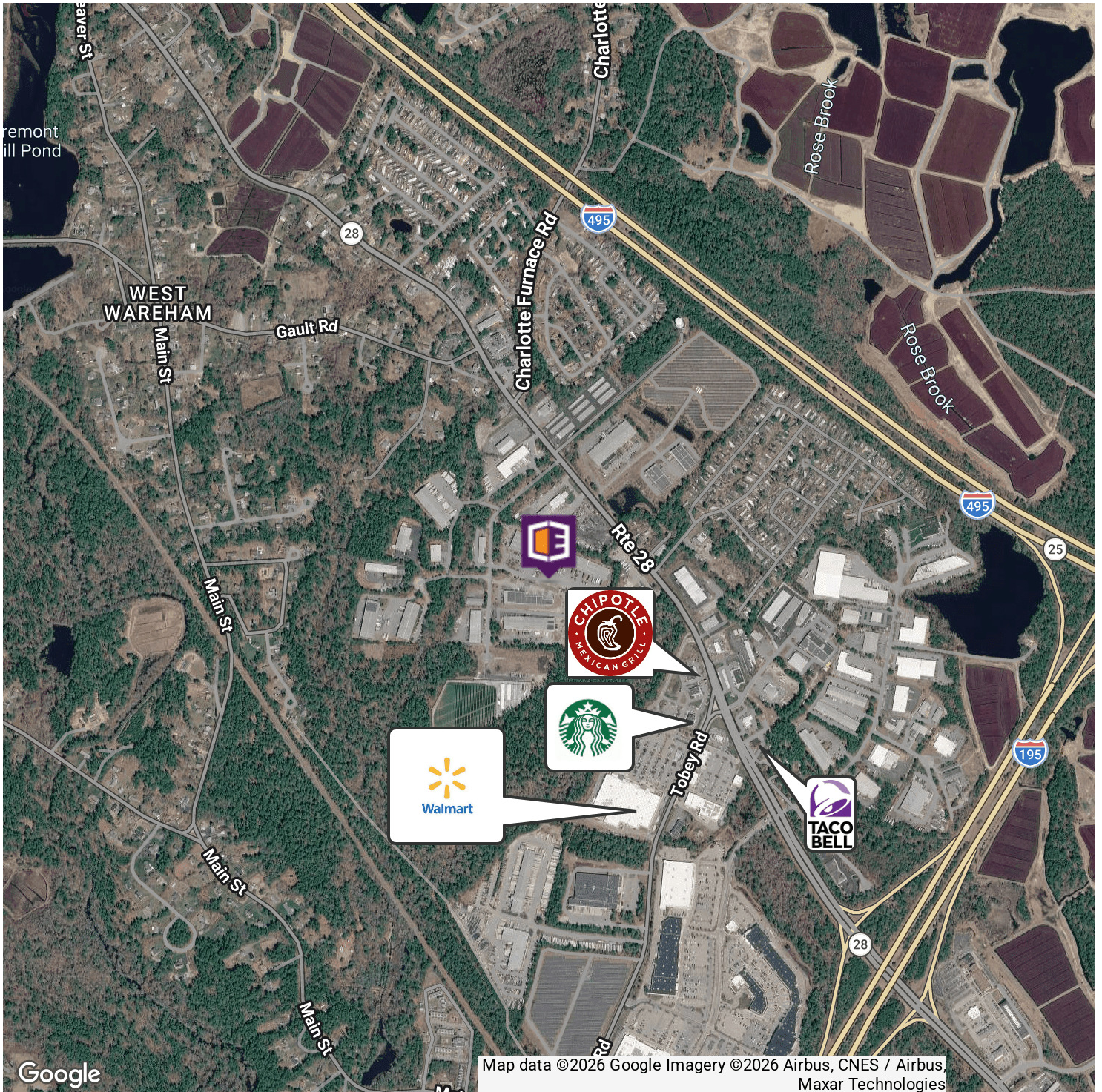


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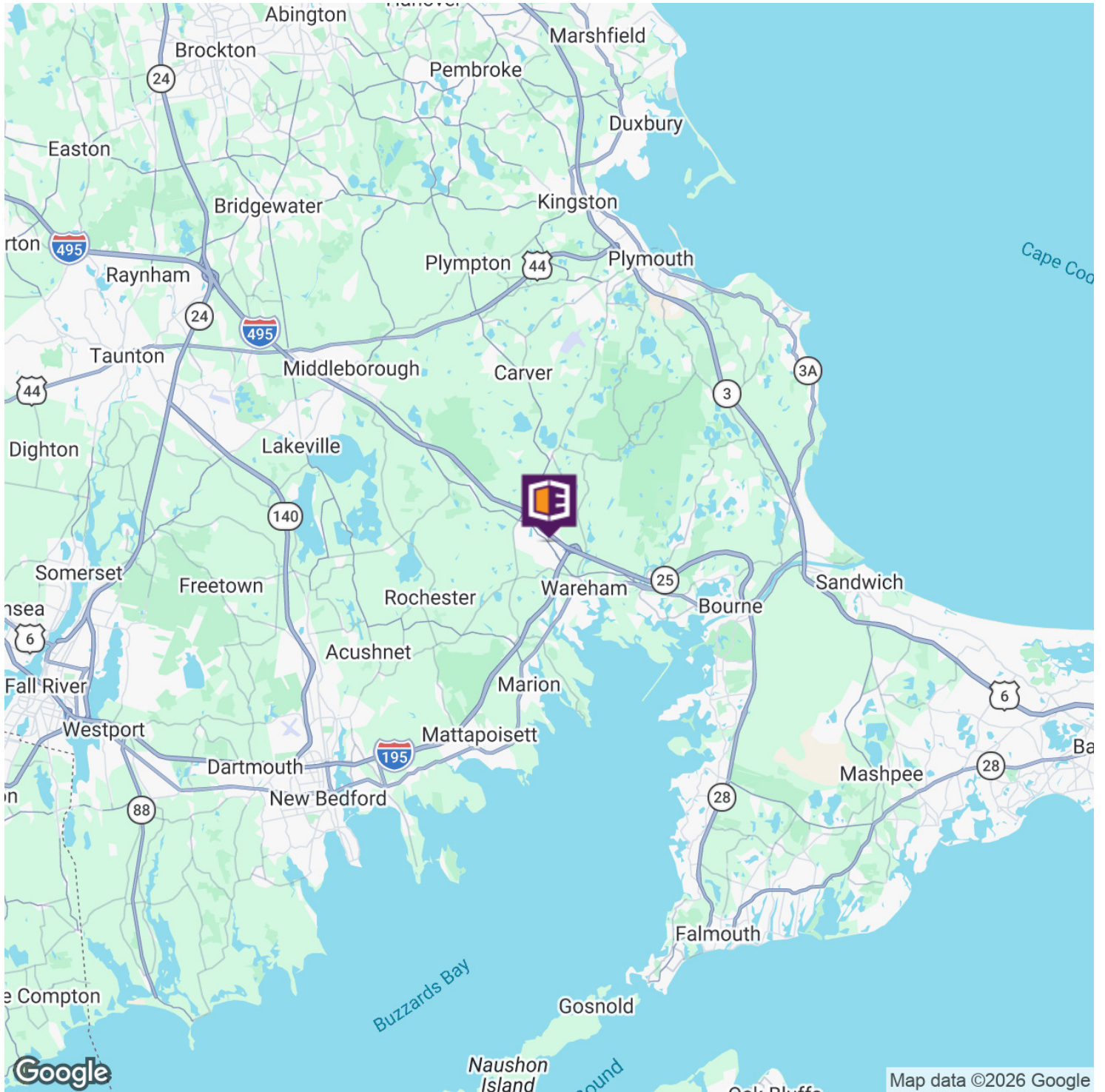
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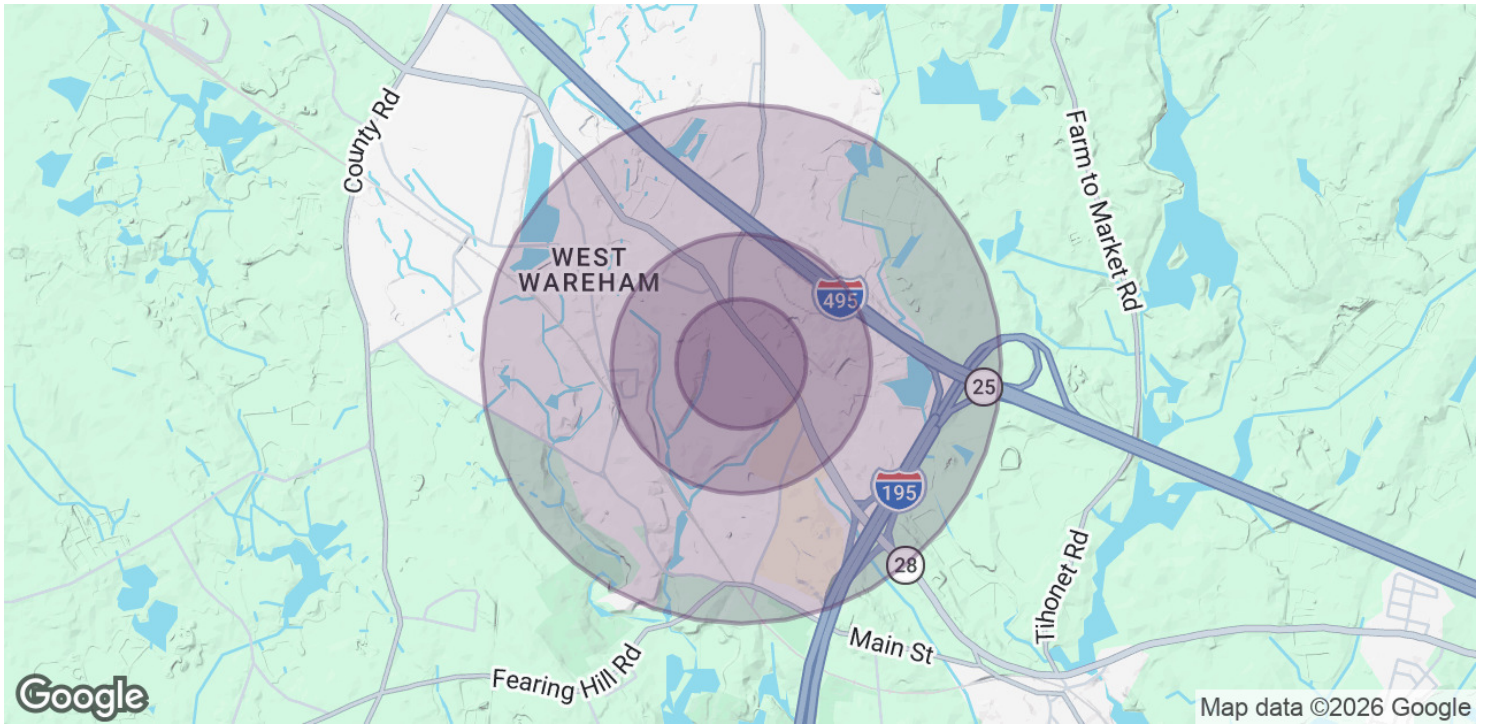


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# 20 PATTERSON BROOK RD



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	112	481	1,753
Average Age	47.4	49.8	50.9
Average Age (Male)	44.4	47.7	48.7
Average Age (Female)	47.9	49.2	50.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	190	699
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$148,992	\$120,433	\$115,324
Average House Value	\$366,488	\$304,369	\$304,470

2023 American Community Survey (ACS)



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