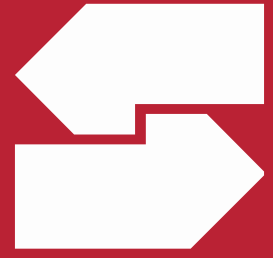


# FOR LEASE

2,500 SF Industrial – Unit #5  
72 Minot Avenue, Wareham, MA



<b>Size:</b>	2,500 SF. Overhead Door (14'x14') with Power Opener. LED Lighting, 14' Height, ADA Bath. Includes Partially Fenced Yard Area.
<b>Utilities:</b>	120/240V – 3Phase, 200 Amp – Electric, Municipal Water & Sewer. Natural Gas.
<b>Parking Spaces:</b>	5 Spaces.
<b>NNN's:</b>	Average \$2.25 SF +/- – Depending on Snow & Salt.
<b>Location:</b>	4 Minutes from Route 495.
<b>For Lease:</b>	\$16.80 SF NNN.



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE, INC**

**MICHAEL GIANCOLA, SIOR Owner/Broker**  
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