

FOR SALE or LEASE

597 Winthrop St Taunton, MA



INDUSTRIAL / FLEX / WAREHOUSE

16,050 SF AVAILABLE

(3) DRIVE IN BAYS

LEASE RATE: \$8.25/SF/YR NNN

SALE PRICE: \$2,400,000

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Northeast
ADVISORS

AVAILABILITY SUMMARY



DESCRIPTION

16,050 SF flex/industrial building with easy access and office space.

PROPERTY HIGHLIGHTS

- Excellent visibility and access from Route 44 with ~14,599 vpd
- Flexible zoning
- Close proximity to industrial parks, logistics users, and contractor yards
- Minutes to Route 24 and I-495
- (3) Drive-In bays
- +/- 1 acre out door storage,
 - **AVAILABLE FOR LEASE SEPARATELY**

BUILDING SUMMARY

BUILDING SIZE: 16,050 SF

AVAILABLE SF: 16,050 SF

POWER: 600 A, 208V, 3 PH

LOT SIZE: 3.47 AC

PARKING: 2/1000 SF

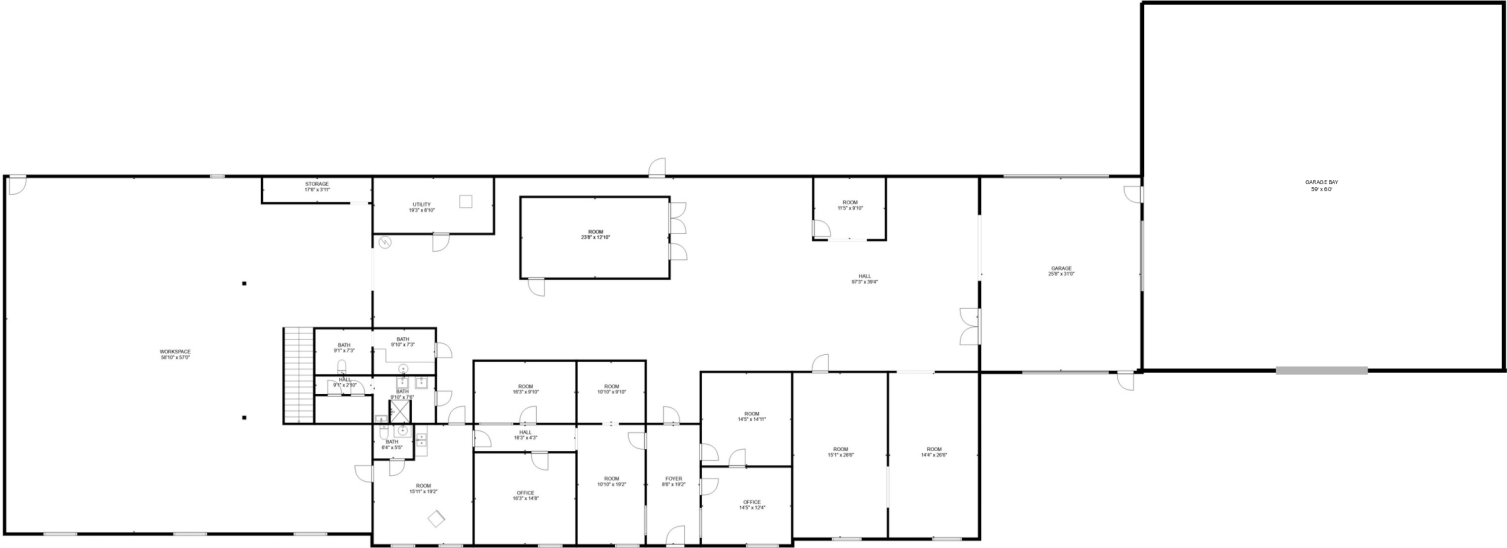
ZONING: HWY BUSINESS

*NOTE: 480V, 3PH AVAILABLE THROUGH TMLP

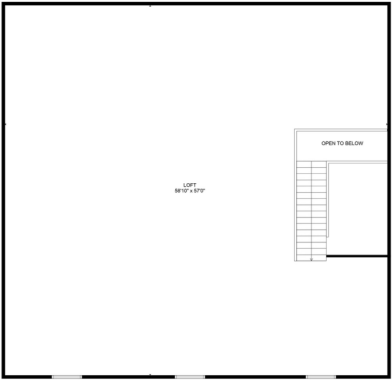
DEMOGRAPHICS

	3 MILES	5 MILES
TOTAL POPULATION	38.1K	107.4K
WORK FORCE	31.1K	88.9K
MEDIAN HH INCOME	\$108.7K	\$97.6K

FLOOR PLANS



FIRST FLOOR - NOT TO SCALE



MEZZANINE - NOT TO SCALE