

FOR SALE

INDUSTRIAL PROPERTY



167 MOORE ROAD

167 MOORE ROAD, WEYMOUTH, MA 02189

For More Information

DAVE ELLIS

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BILL KINGDON

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OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	120,168 SF
Available SF:	11,400 - 120,158 SF
Lot Size:	6.91 Acres
Year Built:	1971
Zoning:	Limited Industrial (I-1)
Market:	Boston
Submarket:	Route 3 Corridor

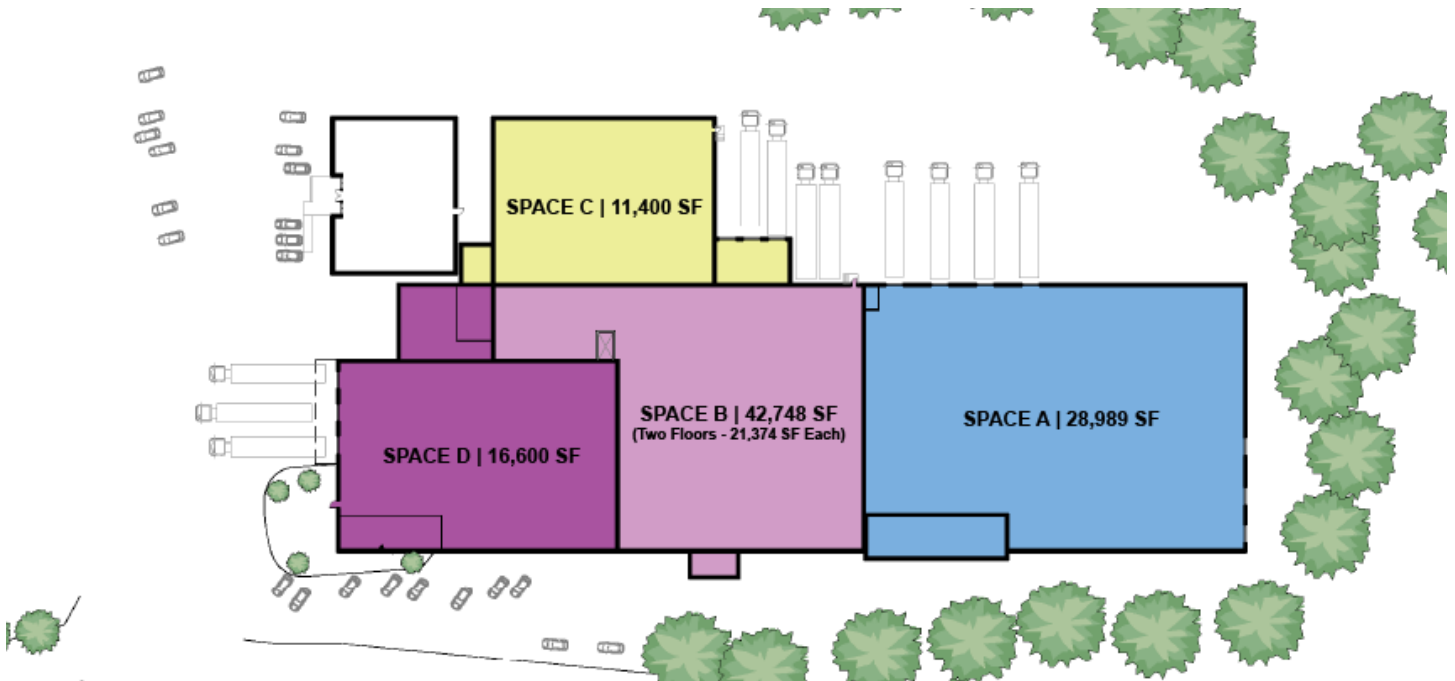
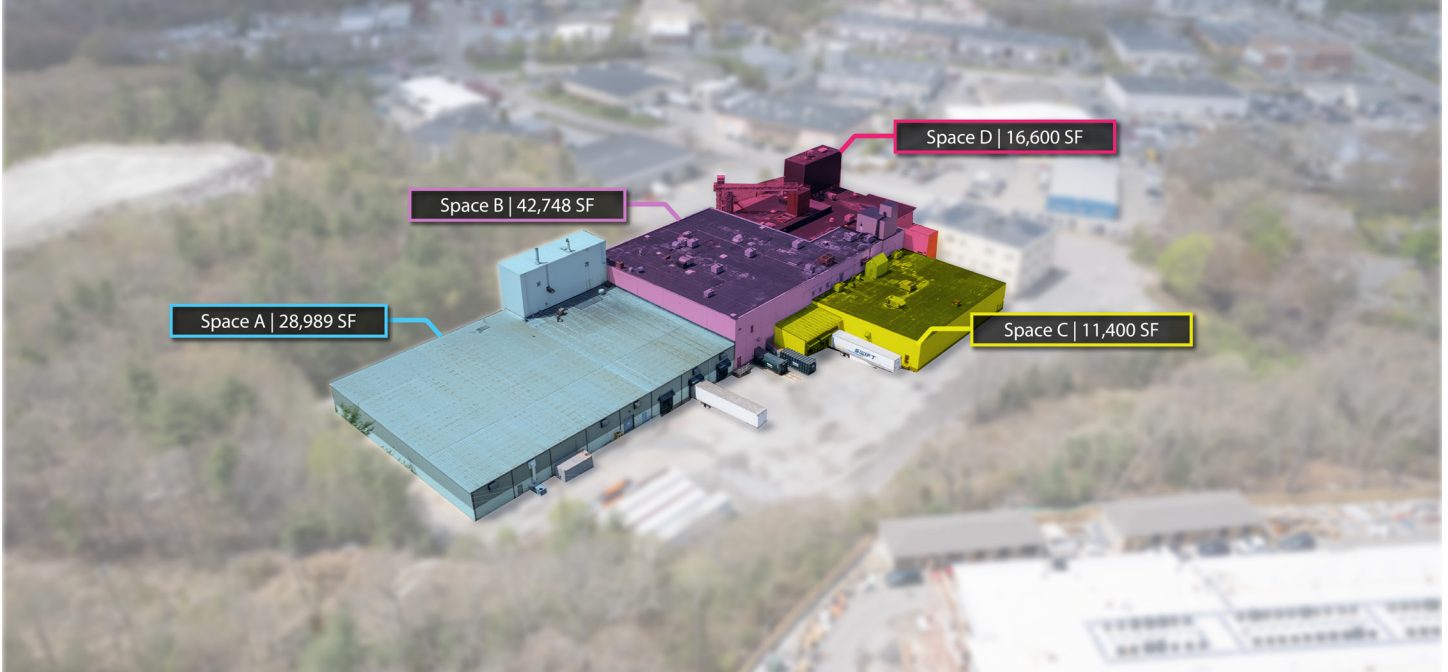
PROPERTY OVERVIEW

Ellis Realty Advisors is pleased to offer this incredible industrial opportunity For Sale or Lease in the Weymouth Industrial Park. Purpose built for dry food manufacturing, the building offers heavy power and floor loads with potential for larger owner-occupant or multi-tenant opportunity. Divisible for multiple tenants or redevelopment for cold storage, self storage or warehouse.

PROPERTY HIGHLIGHTS

- Purpose-built Manufacturing Facility
- Heavy Power
- Partial HVAC in Warehouse
- Weymouth Industrial Park Location
- Manufacturing Infrastructure
- Separate 15,000 SF Office Building
- Town Water and Sewer

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Logistical Details

3 ----- 8 Minute Drive Via Route 53

93 ----- 13 Minute Drive Via Route 3



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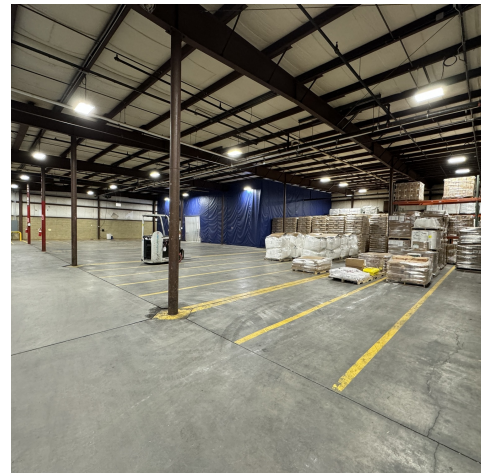
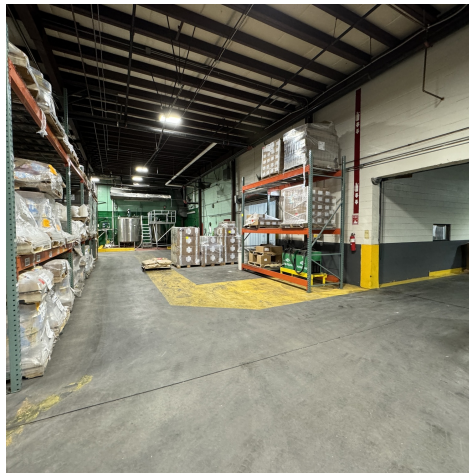
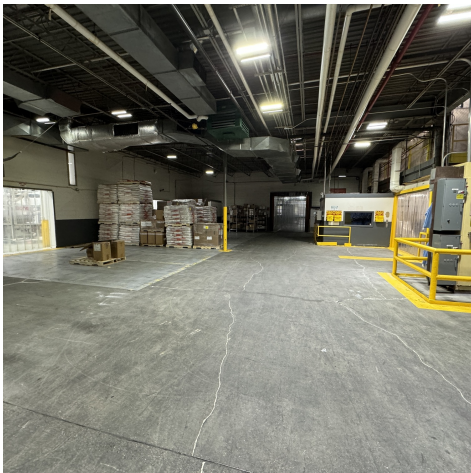
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ADDITIONAL PHOTOS

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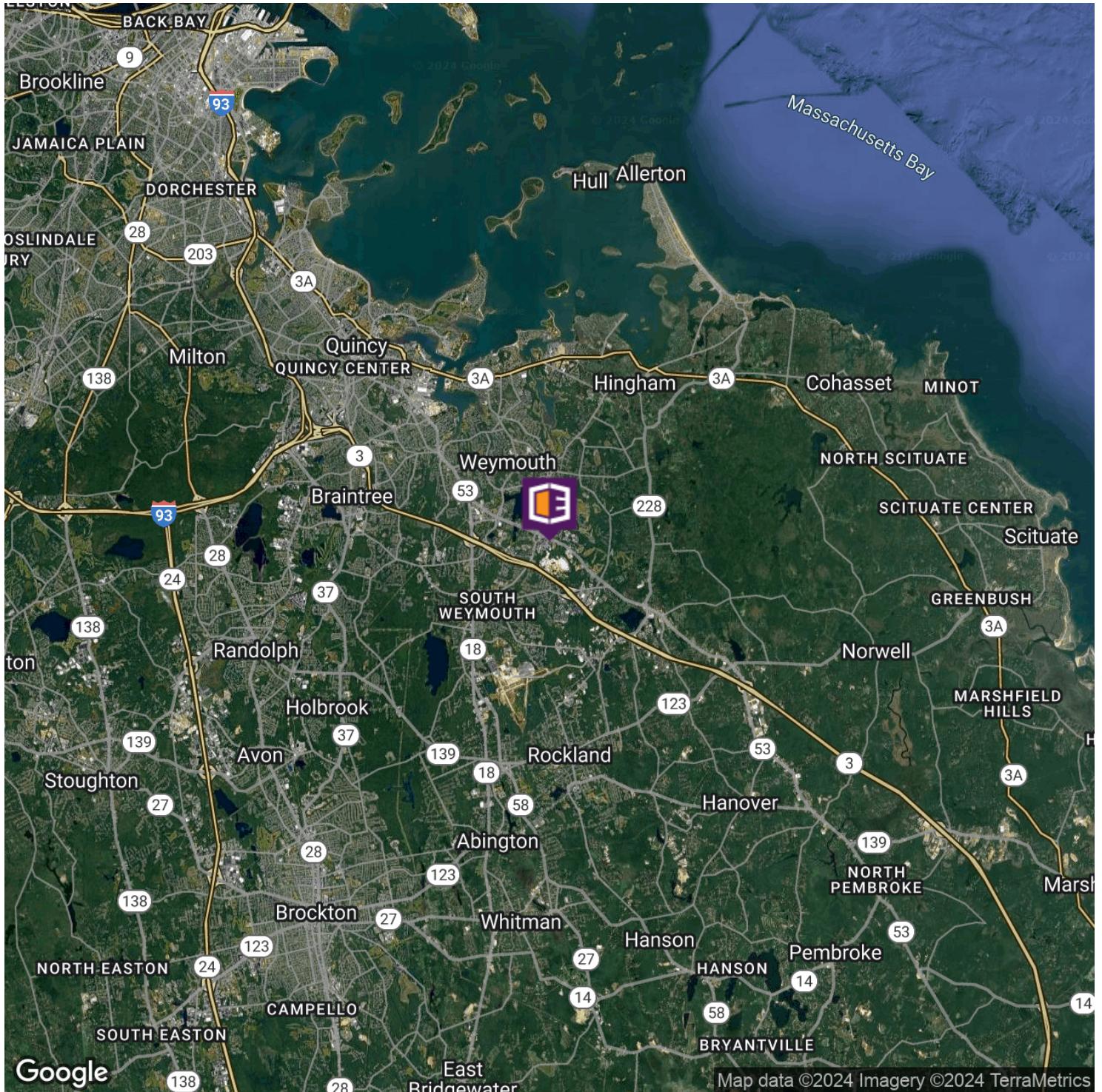
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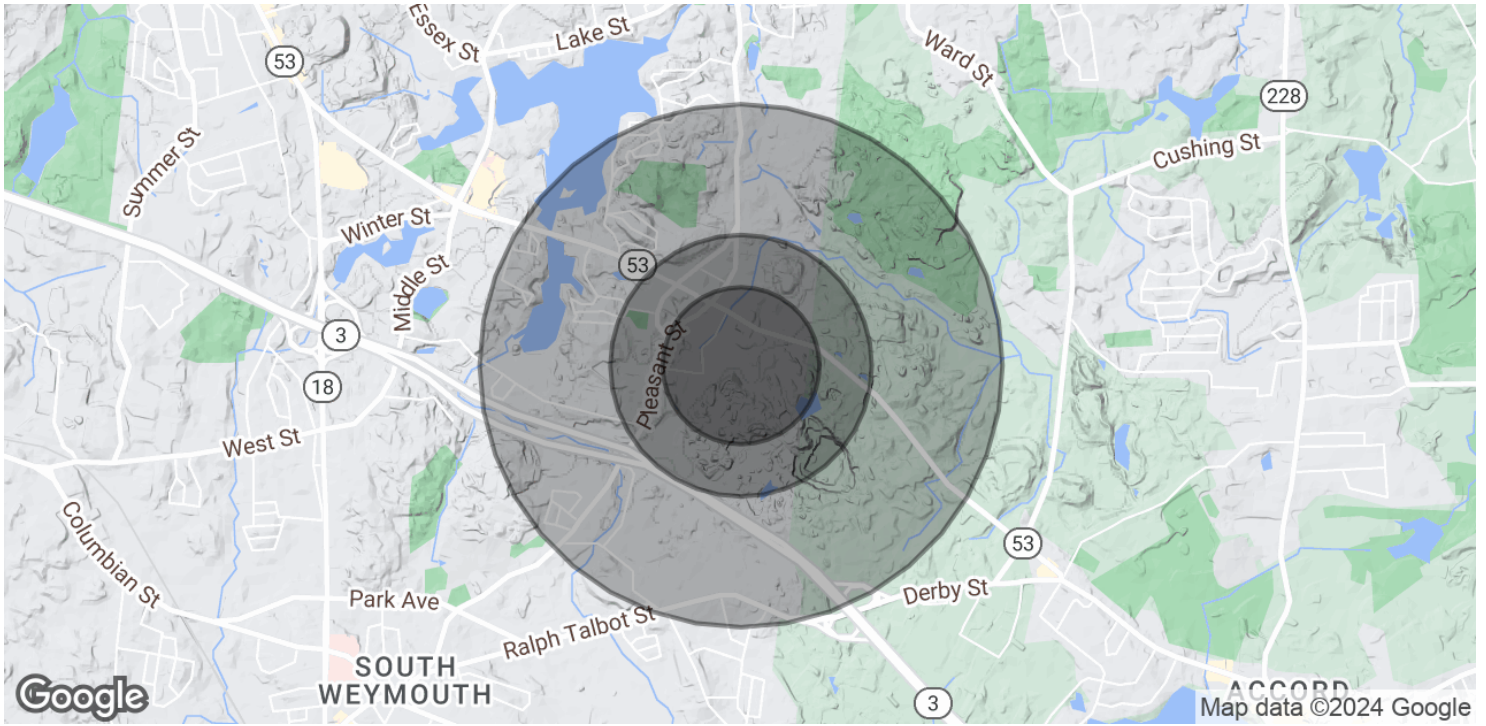
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	348	1,809	7,931
Average Age	42	49	50
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	858	3,842
# of Persons per HH	2.5	2.1	2.1
Average HH Income	\$111,795	\$106,668	\$121,847
Average House Value	\$573,119	\$716,133	\$722,731

Demographics data derived from AlphaMap



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