

365 *TOWNSEND, MA* MAIN STREET

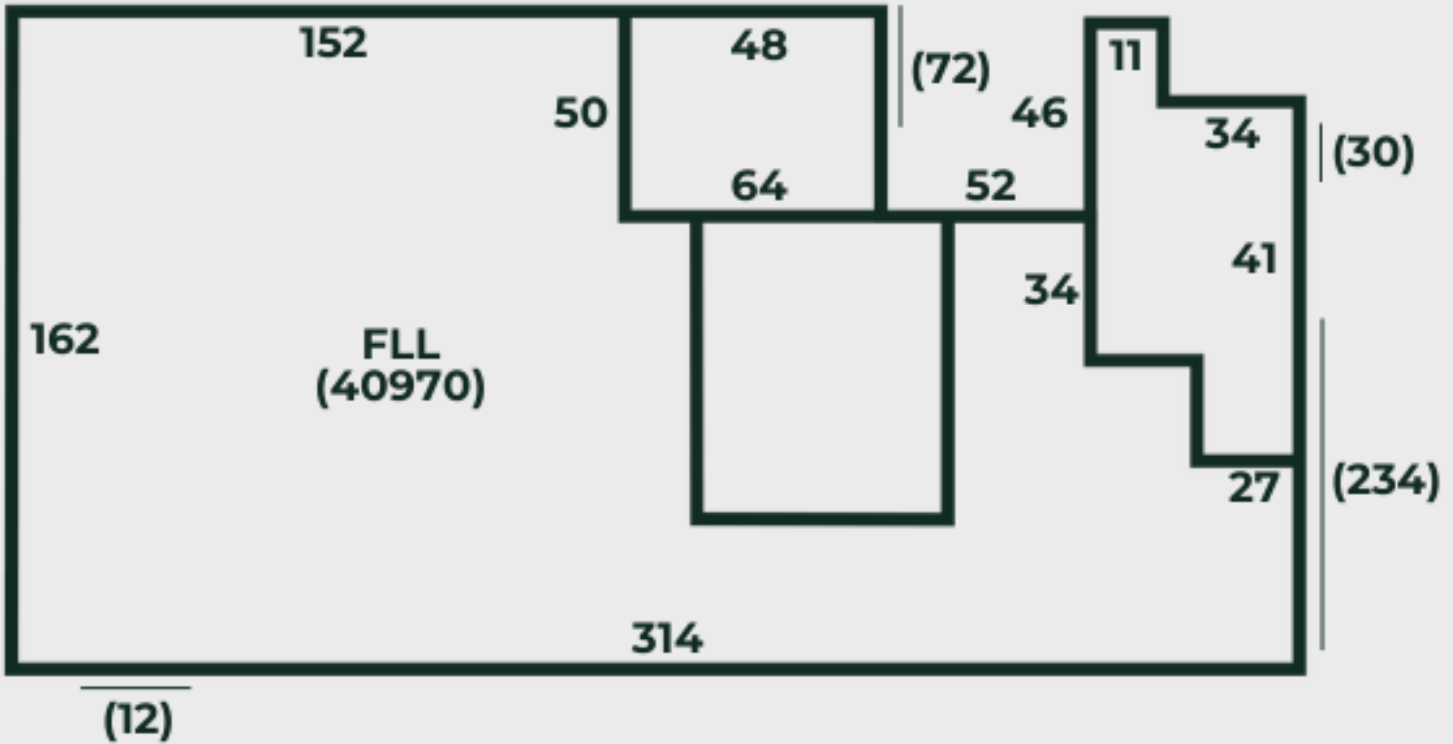


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

**26,000 SF Industrial
Warehouse For Lease**

SUMMARY / SPECIFICATIONS

365 MAIN ST TOWNSEND, MA



PROPERTY DESCRIPTION

365 Main Street Townsend is an industrial warehouse located in the heart of Townsend, the perfect location for any business looking for the halfway point between East and West Massachusetts.

Directly off Route 119, the property is within 10 miles of Route 2, allowing for easy access to the city. The warehouse is within an hour's drive of the Manchester Boston Regional Airport and the Worcester Regional Airport. Just 10 miles from the site is the local United Cooperative Farmers Railroad Terminal. About 50 miles from the warehouse is the Freight Port of Boston.

PROPERTY HIGHLIGHTS

- 365 Main Street is an expansive, freestanding industrial warehouse on 6.20 acres.
- The warehouse has Modine heaters, a wet sprinkler system, concrete slab floors, and outdoor storage is available.
- There is LED lighting, power of 800 Amps / 240V / 3P, 40 x 40 column spacing, 12' clear height, and 5 loading docks.
- There is 26,000 square feet available for lease on a negotiable term.
- Easily accessible and visible with 264 feet of frontage on Route 119.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	26,000 SF
Lot Size:	6.2 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	140	526
Total Population	101	353	1,293
Average HH Income	\$155,766	\$148,410	\$136,415

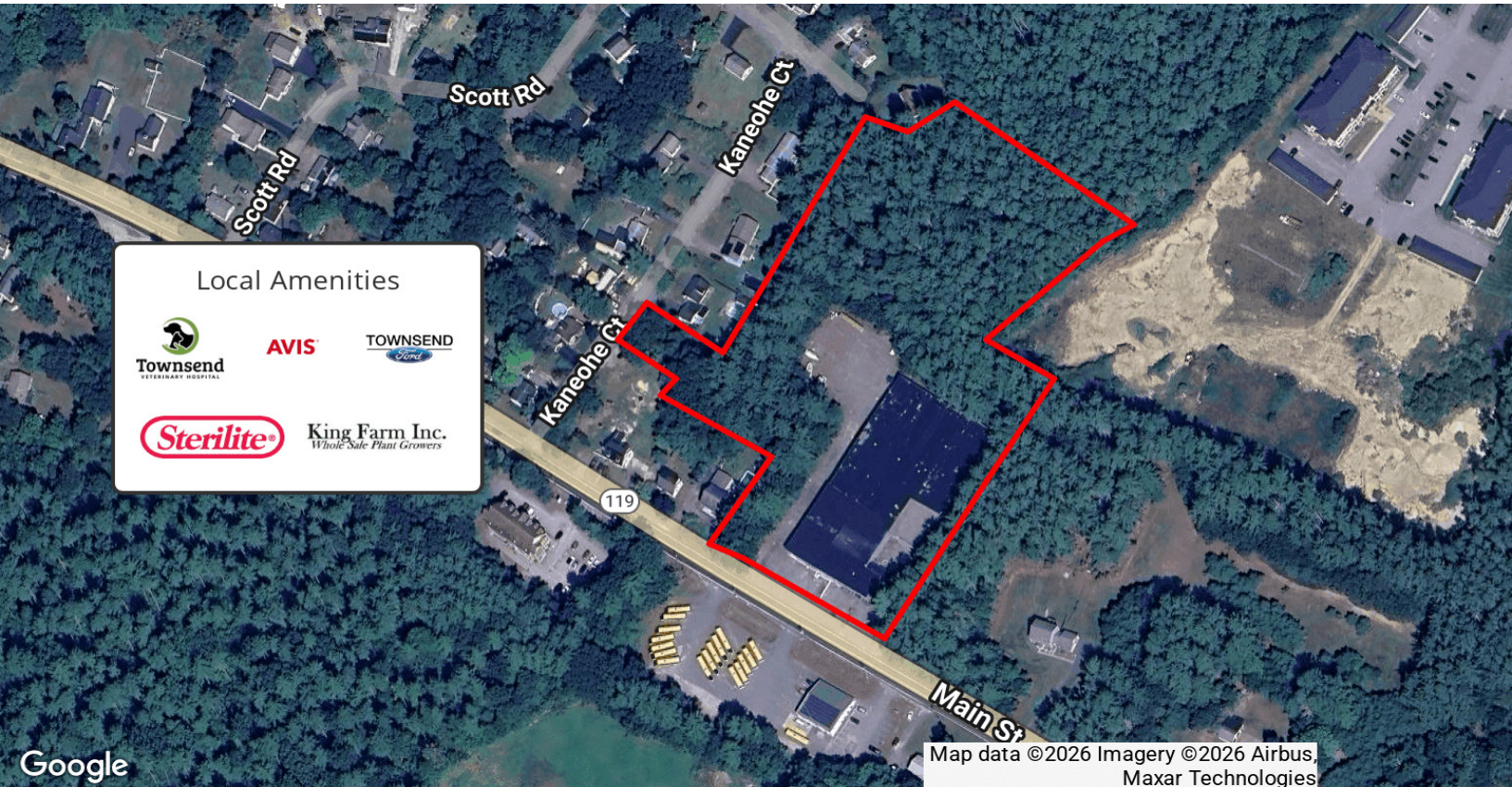
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PROPERTY / LOCATION

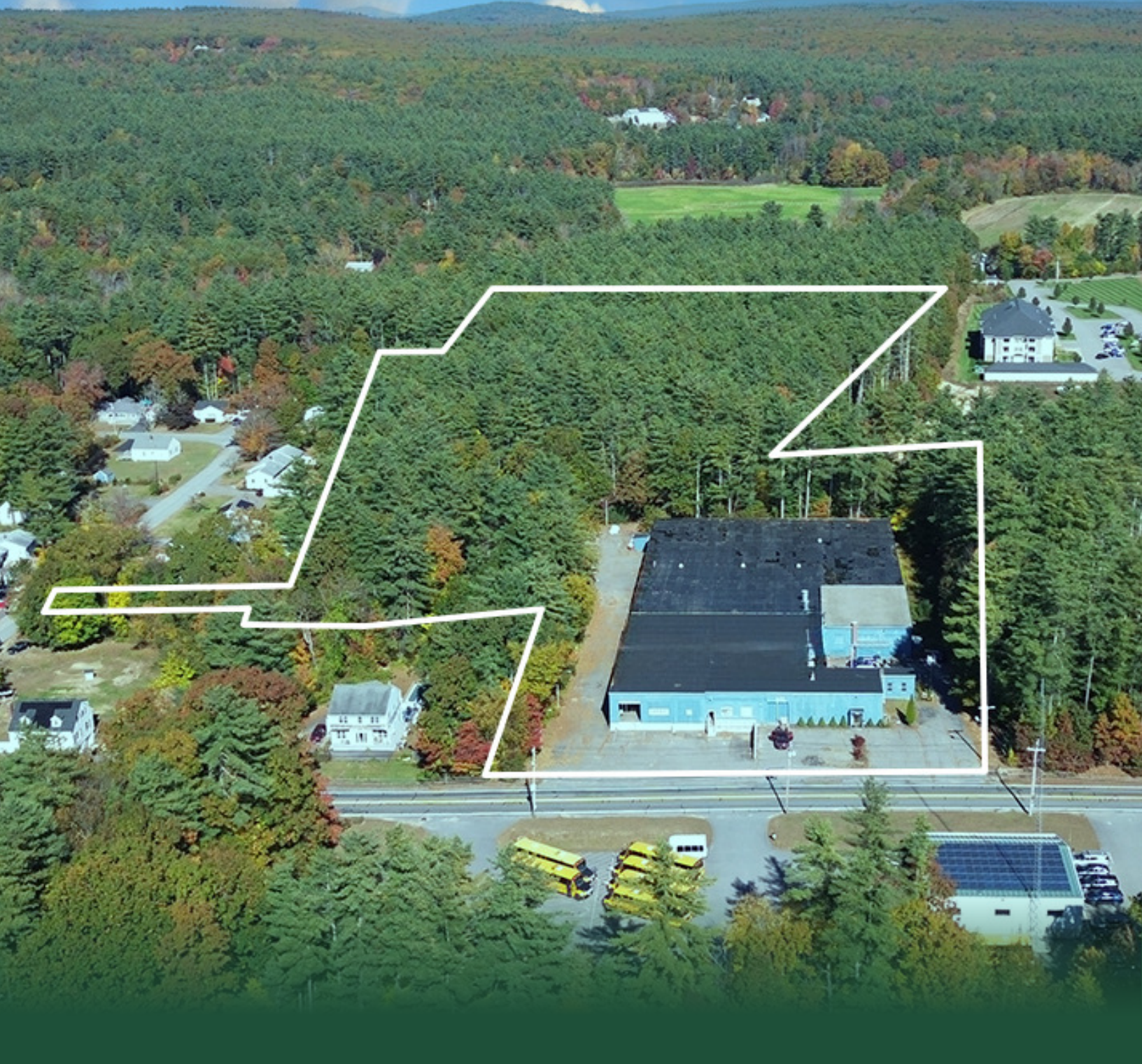
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