

COMING SOON



155

COMMERCE WAY  
MARSHFIELD, MA 02050



OVERTIME  
REAL ESTATE

## PROPERTY OVERVIEW

155 Commerce Way is a purpose-built industrial facility currently under construction within the Marshfield Commerce Park – an established I-1 zoned business campus off Route 3.

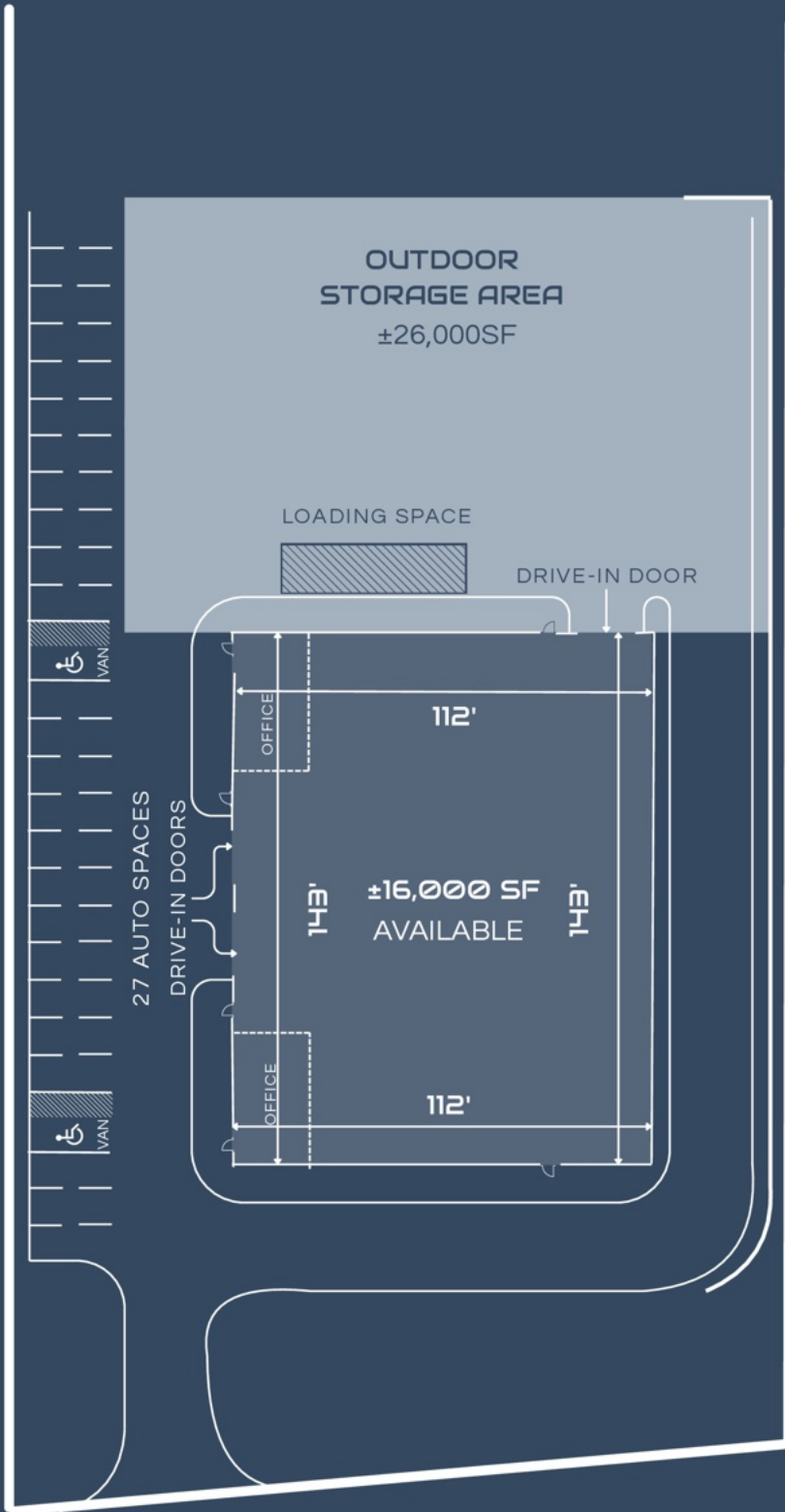
The building delivers 24-foot clear heights, three drive-in doors and ±26,000 SF of fenced outdoor storage, a combination that is genuinely scarce on the south shore. Neighbors include Stellwagen Beer Company, Boys and Girls Club, Starboard Academy, Eversource, and South Shore Pile Driving, anchoring the park's reputation as a well-maintained commercial campus.

The South Shore industrial market has operated at historically low vacancy for several years. New construction at this scale and specification does not come to market often.

AVAILABILITY	H1 2027 ESTIMATED DELIVERY*
LEASE RATE	PRICING UPON REQUEST
ZONING	I-1 INDUSTRIAL · TOWN OF MARSHFIELD
BUILDING SF	±16,000 SF
OUTDOOR STORAGE	±26,000 SF
CLEAR HEIGHT	24 FEET
COLUMN SPACING	35'9" x 37'4"
LOADING	THREE (3) DRIVE-IN DOORS (16'X16')
PARKING	25 AUTO · 2 HANDICAP (VAN) · 1 LOADING SPACE

\*Delivery date subject to change. Prospective tenant should confirm current schedule with listing agent.

# SITE PLAN



## BUILDING SPECIFICATIONS

- Total Building: ±16,000 SF
- Building Dimensions: 143' x 112'
- Land Area: ±1.97 Acres
- Clear Height: 24'
- Column Spacing: 35'9" x 37'4"
- Loading: Three (3) Drive-In Doors (16'x16')
- Parking: 28 Spaces — 25 Auto, 2 HC Van, 1 Loading (14' X 50')
- Outdoor Storage Space: ±26,000 SF
- Utilities:
  - Water/Sewer: Private Septic
  - Gas: Eversource
  - Electric: Eversource

COMMERCE WAY

# ELEVATIONS



**MAIN ENTRY**  
OFFICE ENTRANCES  
TWO (2) DRIVE-IN BAYS

**REAR ENTRY**  
ONE DRIVE-IN BAY



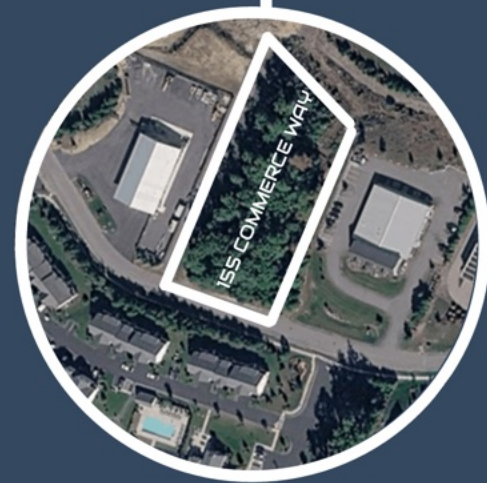


## LOCATION & ACCESS

155 Commerce Way sits within the Marshfield Commerce Park, an established industrial campus with direct access to Route 3 at Exit 27, one of the South Shore's most accessible industrial corridors.

Route 3 north connects directly to Route 128/I-95 and the greater Boston distribution network. Route 3 south serves Plymouth, Bourne, and the lower Cape – making this ideal for regional delivery and service operations across the South Shore corridor. The property sits approximately 35 miles south of Boston and 15 miles north of Plymouth center via Route 3.

Route 139/Plain Street provides a secondary arterial for local Marshfield, Pembroke, Hanover, and Duxbury. The South Shore industrial market has operated at historically low vacancy for several years, making purpose-built space at this specification a rare opportunity.





© 2026 Overtime Real Estate, LLC This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



**OVERTIME**  
REAL ESTATE

PATRICK LEAHY  
**617.797.2241**  
PAT@OVERTIMERE.COM