

**FOR LEASE  
BUILD TO SUIT**

**Prime Location in the  
Fall River, MA Industrial Park  
1350 and 1500 Riggerbach Rd.**

**EQUITY**  
COMMERCIAL REAL ESTATE, INC.



**Available:**

1350 RIGGENBACH RD.	1500 RIGGENBACH RD.
BUILDING 1	BUILDING 2
±52,000 SF	±75,000 SF

**Uses:**

RETAIL, MANUFACTURING

**JOIN TENANTS:**

AMAZON, MATOUK, LIBERTY, BLOUNT SEAFOOD,  
CIPLA PHARMACEUTICAL

**Location: 1350 OR 1500 RIGGENBACH ROAD**

**Summary:**

BUILD TO SUIT, 2 LOTS: BLDG 1 +/- 52000 sf. and/or  
BLDG 2 +/- 75,000 sf. PRIME LOCATION IN THE  
FALL RIVER INDUSTRIAL PARK. MINUTES FROM  
RT. 24, AND 195. 50 MINUTES FROM BOSTON AND  
20 MINUTES FROM PROVIDENCE.

EQUITY COMMERCIAL REAL ESTATE  
82 SANFORD RD.  
WESTPORT, MA 02790  
[www.equitycommercialinc.com](http://www.equitycommercialinc.com)

**James Sabra**  
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[jsabra@equityrealestateinc.com](mailto:jsabra@equityrealestateinc.com)



# OVERVIEW

1350 RIGGENBACH RD.  
BUILDING 1 ±52,000 SF

1500 RIGGENBACH RD.  
BUILDING 2 ±75,000 SF

## PROPERTY SUMMARY

- Occupancy Spring 2025
- 1350 or 1500 Riggerbach
- Building SF: +/- 52,000 or +/- 75,000
- Asking Price: Call for Pricing
- Lot Size: 22 Acres

## PROPERTY HIGHLIGHTS

- Close proximity to Boston and Providence
- High Visibility & Accessible to all major Highways
- 30' plus clear eave height
- Natural gas
- Public water and sewer
- Fully sprinkled



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# PROPERTY PHOTOS

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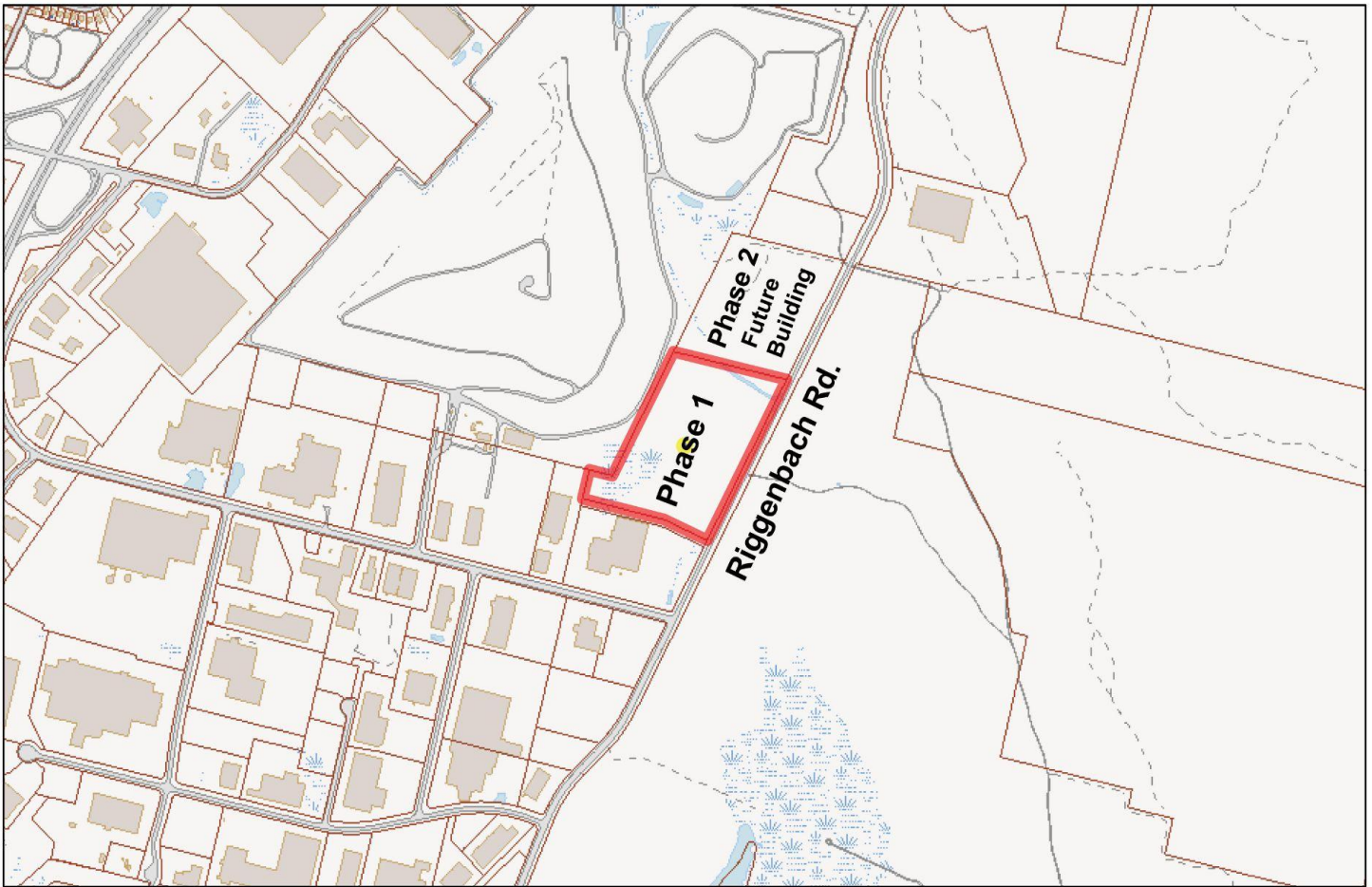


# AERIAL MAP

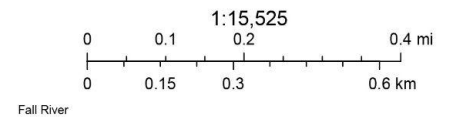
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Aerial Map



10/25/2024



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# SITE PLAN

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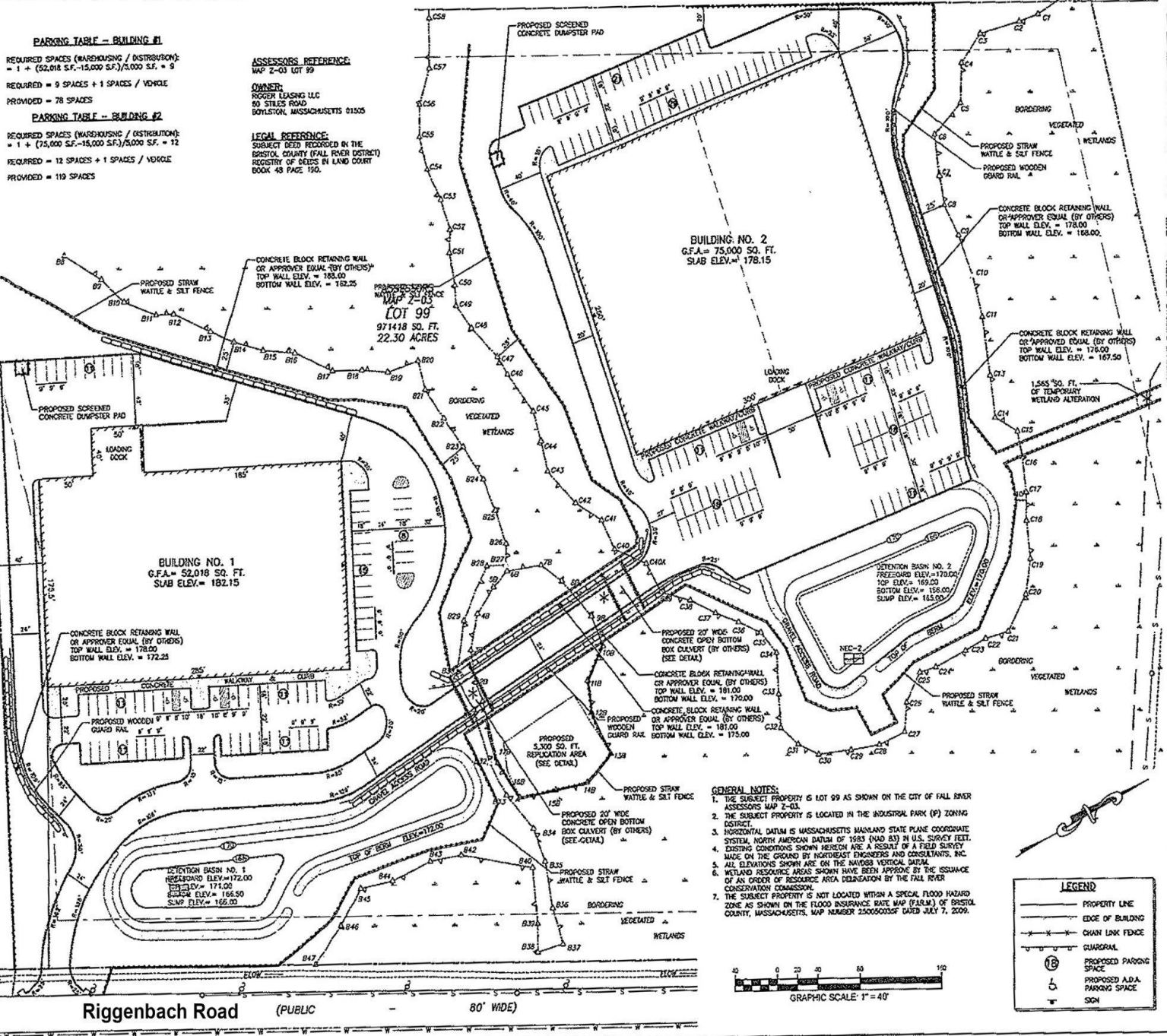
**PARKING TABLE - BUILDING #1**  
 REQUIRED SPACES (WAREHOUSING / DISTRIBUTION):  
 = 1 + (52,018 SF - 15,000 SF.) / 5,000 SF. = 9  
 REQUIRED = 9 SPACES + 1 SPACES / VEHICLE  
 PROVIDED = 78 SPACES

**PARKING TABLE - BUILDING #2**  
 REQUIRED SPACES (WAREHOUSING / DISTRIBUTION):  
 = 1 + (75,000 SF - 15,000 SF.) / 5,000 SF. = 12  
 REQUIRED = 12 SPACES + 1 SPACES / VEHICLE  
 PROVIDED = 119 SPACES

**ASSESSORS REFERENCE:**  
 MAP 2-03 LOT 99

**OWNER:**  
 ROGER LEASING LLC  
 80 STILES ROAD  
 BOSTON, MASSACHUSETTS 01505

**LEGAL REFERENCE:**  
 SUBJECT DEED RECORDED IN THE  
 BRISTOL COUNTY (FALL RIVER DISTRICT)  
 REGISTRY OF DEEDS IN LAND COURT  
 BOOK 48 PAGE 190.



- GENERAL NOTES:**
1. THE SUBJECT PROPERTY IS LOT 99 AS SHOWN ON THE CITY OF FALL RIVER ASSESSORS MAP 2-03.
  2. THE SUBJECT PROPERTY IS LOCATED IN THE INDUSTRIAL PARK (P) ZONING DISTRICT.
  3. HORIZONTAL DATUM IS MASSACHUSETTS MEANLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) IN U.S. SURVEY FEET.
  4. EXISTING CONDITIONS SHOWN HEREON ARE A RESULT OF A FIELD SURVEY MADE ON THE GROUND BY NORTHEAST ENGINEERS AND CONSULTANTS, INC.
  5. ALL ELEVATIONS SHOWN ARE ON THE HORIZONTAL DATUM.
  6. WETLAND RESOURCES AREAS SHOWN HAVE BEEN APPROVED BY THE ISSUANCE OF AN ORDER OF RESOURCE AREA DELINEATION BY THE FALL RIVER CONSERVATION COMMISSION.
  7. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM.) OF BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 25060035F DATED JULY 7, 2009.

LEGEND	
	PROPERTY LINE
	EDGE OF BUILDING
	CHAIN LINK FENCE
	GUARDRAIL
	PROPOSED PARKING SPACE
	PROPOSED A.D.A. PARKING SPACE
	SIGN

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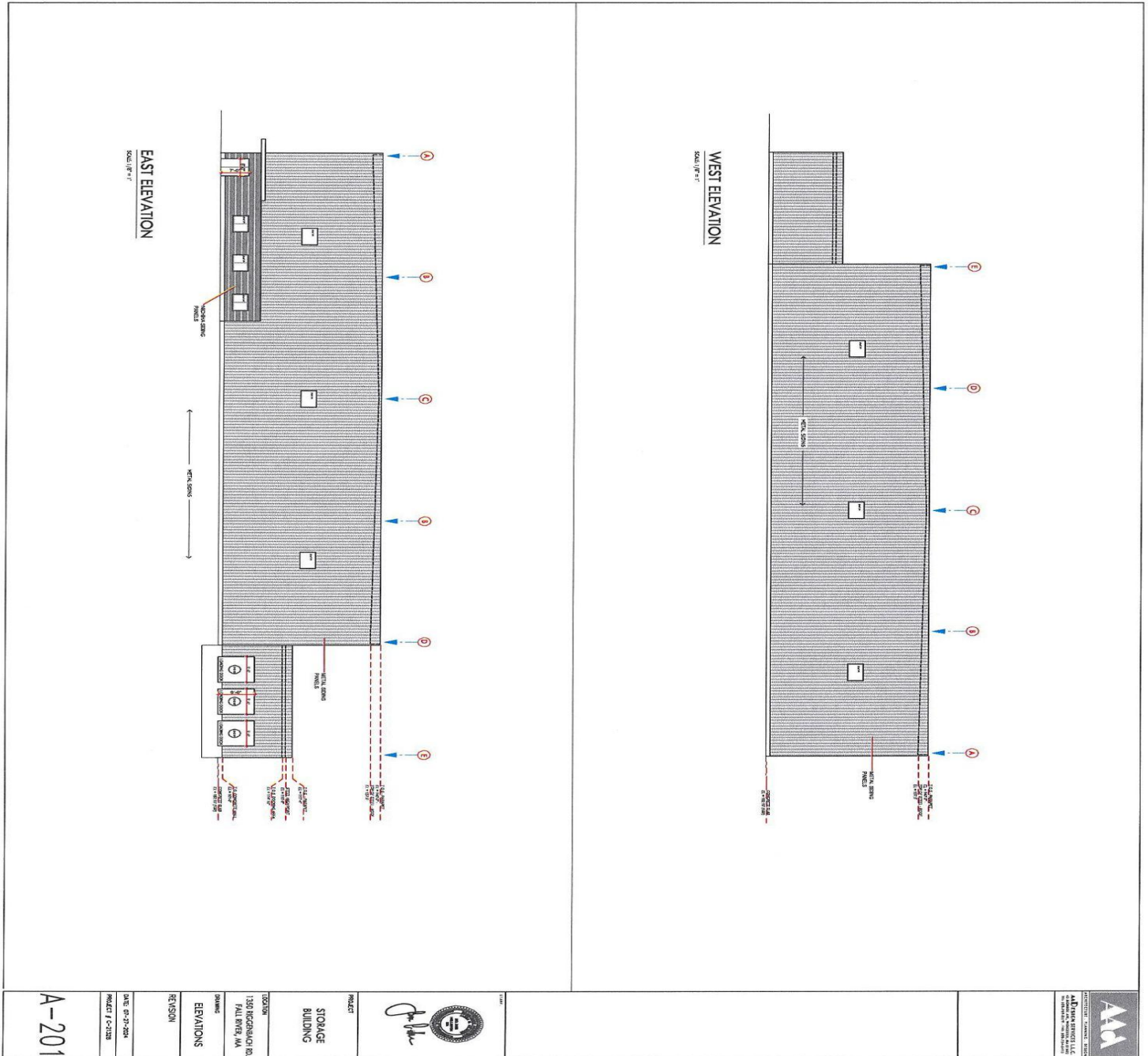
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# EAST AND WEST ELEVATION

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# SOUTH AND NORTH ELEVATION

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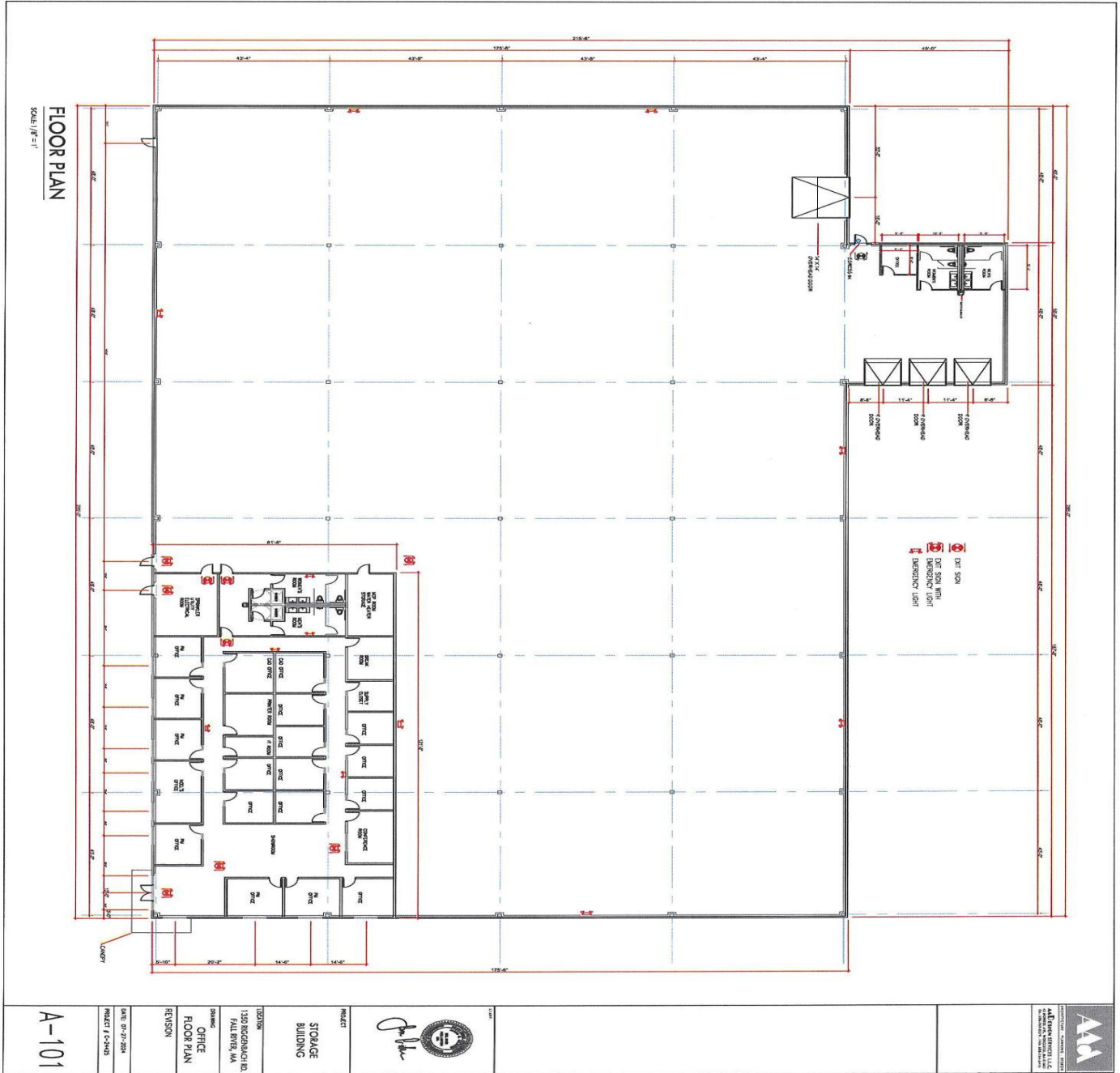
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# FLOOR PLAN

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