

FOR LEASE
INDUSTRIAL PROPERTY



25 WAREHAM STREET, MIDDLEBORO

25 WAREHAM ST, MIDDLEBORO, MA 02346

DAVE ELLIS, SIOR

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For More Information



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PROPERTY DESCRIPTION

Various sized commercial spaces and contractor yard space available for lease. Please call for more information!

PROPERTY HIGHLIGHTS

- Industrial Warehouse or Manufacturing Space
- 3 Ton Bridge Crane
- 800Amp @ 480V 3P Power
- 4 Grade-level overhead doors
- Close Proximity to I-495 and Route 44
- Walking Distance to Middleborough/Lakeville MBTA

OFFERING SUMMARY

| | |
|------------------|---------------------------------|
| Lease Rate: | \$2,000 - 16,500 per month (MG) |
| Number of Units: | 42 |
| Available SF: | 120 - 14,625 SF |
| Lot Size: | 2.99 Acres |
| Building Size: | 74,474 SF |

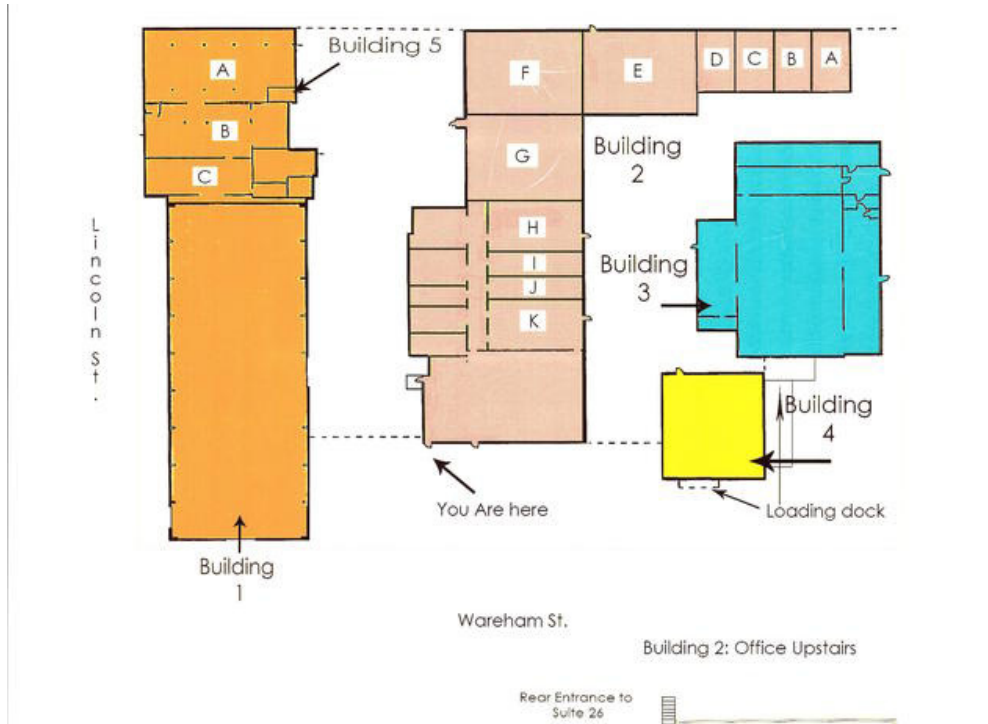
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 2,356 | 6,871 | 11,911 |
| Total Population | 5,640 | 17,000 | 31,564 |
| Average HH Income | \$94,514 | \$111,761 | \$123,602 |



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LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|------------------------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 1,250 - 14,850 SF | Lease Rate: | \$2,000 - \$16,500 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------|-----------|-----------|----------------|--------------------|-------------|
| Building 1 | Available | 14,850 SF | Modified Gross | \$16,500 per month | - |
| Building 5, Unit B | Available | 2,500 SF | Modified Gross | \$3,000 per month | - |
| 3B | Available | 2,500 SF | Modified Gross | \$3,000 per month | - |
| 3F | Available | 1,250 SF | Modified Gross | \$2,000 per month | - |

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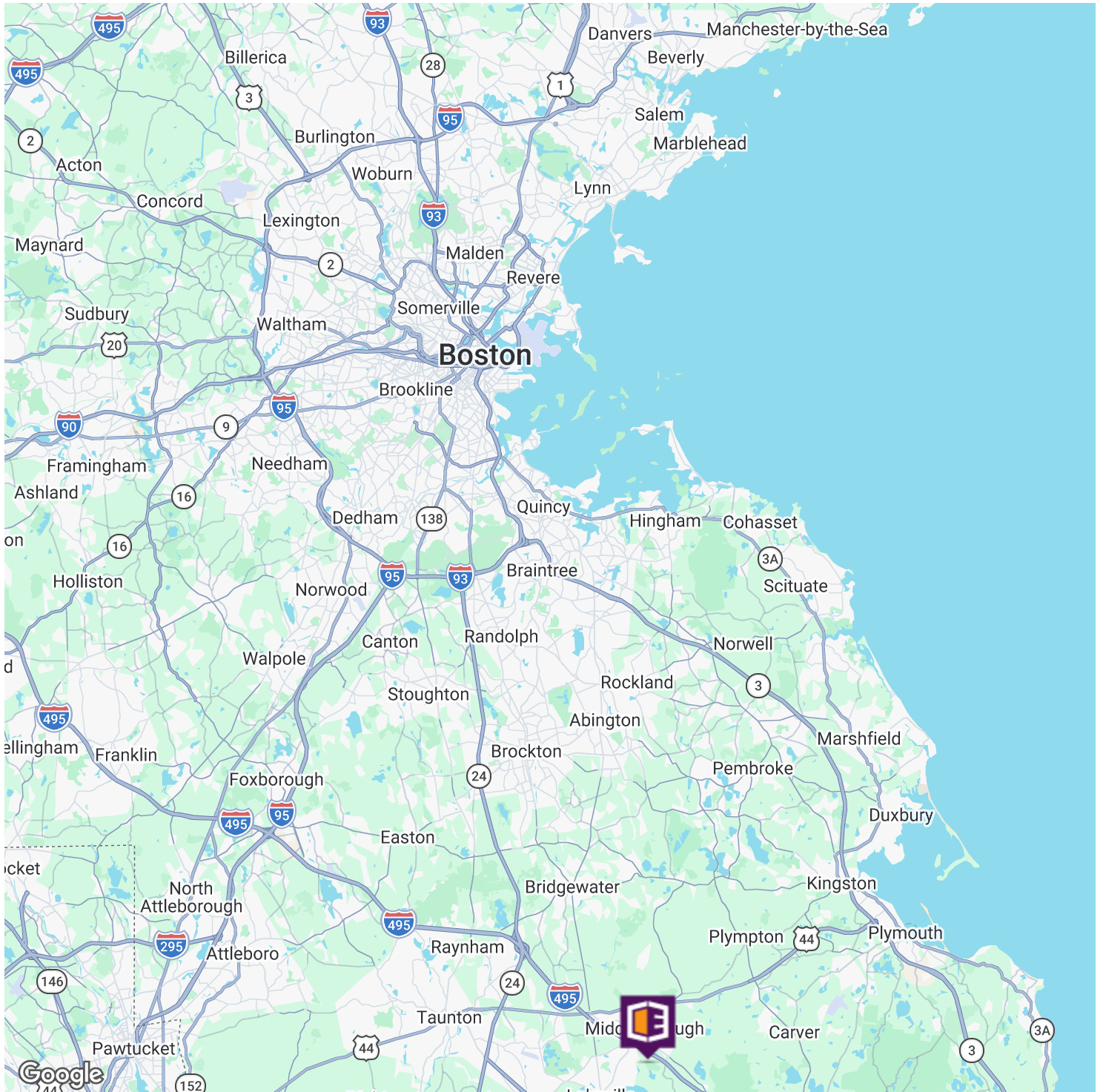


Logistical Details

 ----- 5 Minute Drive Via Everett Street

 ----- 3 Minute Drive Via Main Street

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