

INDUSTRIAL BUILDING
FOR SALE



45 FINNELL DRIVE

45 FINNELL DR, WEYMOUTH,
MA 02188

DAVE ELLIS, SIOR

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dave@ellisrealtyadvisors.com

BILL KINGDON, SIOR

603.560.2710
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EXECUTIVE SUMMARY

45 FINNELL DRIVE



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	50,271 SF
Available SF:	20,000 - 50,271 SF
Lot Size:	3.63 Acres
Price / SF:	-
Year Built:	1977
Zoning:	Limited Industrial (I-1)

PROPERTY OVERVIEW

Introducing an exceptional opportunity at 45 Finnell Drive in Weymouth, MA. This flexible manufacturing/warehouse building offers 1,200 Amps @ 480/277V 3Phase electrical service, 7 loading docks, 1 drive-in and 24' clear height. Its strategic location, just 16 miles from Downtown Boston and in close proximity to Route 3/93, offers incredible accessibility and convenience.

PROPERTY HIGHLIGHTS

- Flexible Manufacturing/Warehouse Building
- 1,200 Amps @ 480/277V 3Phase
- 7 Loading Docks, 1 Drive-in
- 24' Clear height
- 16 Miles to Downtown Boston
- Close Proximity to Route 3/93 and Braintree Split



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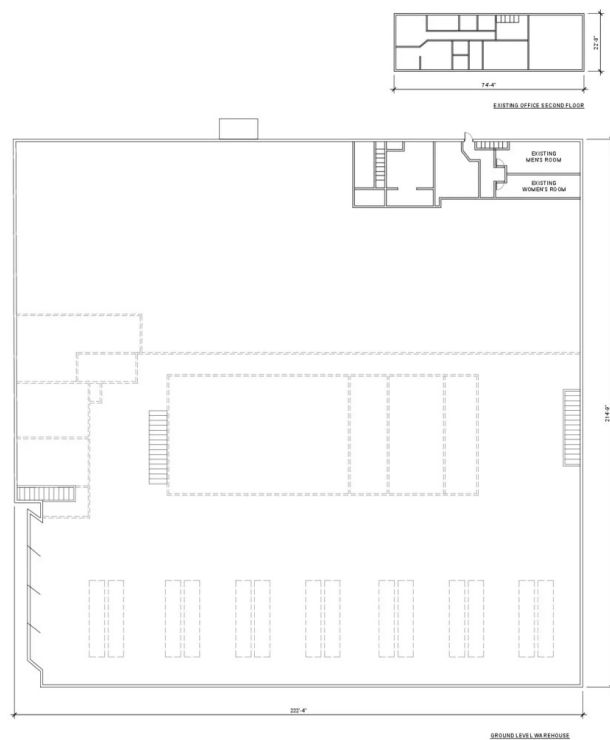
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Architectural floor plan of the second level. The plan shows a large rectangular area with a total width of 210' 0" and a total depth of 42' 0". The plan includes various rooms and corridors, with dimensions provided for each. The rooms are labeled with numbers 1 through 10. The plan also shows a staircase and a large open area. The dimensions are as follows: 1. 10' 0" x 10' 0", 2. 10' 0" x 10' 0", 3. 10' 0" x 10' 0", 4. 10' 0" x 10' 0", 5. 10' 0" x 10' 0", 6. 10' 0" x 10' 0", 7. 10' 0" x 10' 0", 8. 10' 0" x 10' 0", 9. 10' 0" x 10' 0", 10. 10' 0" x 10' 0". The plan also shows a staircase and a large open area. The dimensions are as follows: 1. 10' 0" x 10' 0", 2. 10' 0" x 10' 0", 3. 10' 0" x 10' 0", 4. 10' 0" x 10' 0", 5. 10' 0" x 10' 0", 6. 10' 0" x 10' 0", 7. 10' 0" x 10' 0", 8. 10' 0" x 10' 0", 9. 10' 0" x 10' 0", 10. 10' 0" x 10' 0".

BKA Architects, Inc.
 Brockton + Tampa
www.bkaarchitects.com



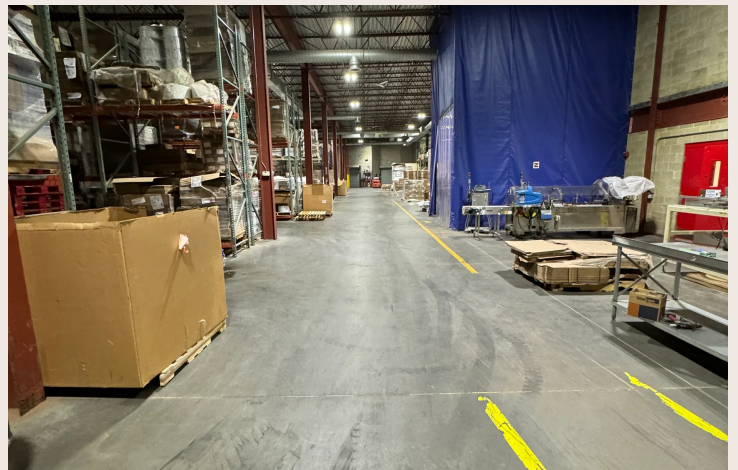
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ADDITIONAL PHOTOS

45 FINNELL DRIVE



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45 FINNELL DRIVE



DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

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45 FINNELL DRIVE



BILL KINGDON, SIOR

Director

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MA #9558664

PROFESSIONAL BACKGROUND

Bill Kingdon has completed over \$95,000,000 worth of lease and sale transactions since joining Ellis Realty Advisors. He specializes in investment and owner-occupant sales and commercial leasing throughout Southeastern Massachusetts with a focus on the industrial, office, and medical asset classes.

Prior to joining Ellis Realty Advisors, Bill was the Director of Finance and Operations for Pro Ambitions Hockey, Inc., where he oversaw day to day logistics and managed a staff of over 300 employees for the largest hockey camp company in the world.

EDUCATION

Ithaca College (2012)

Bachelor of Science - Business Management

Bachelor of Science - Sport Management

MEMBERSHIPS

SIOR - Industrial Specialist

South Shore Young Professionals - Past Board Chair

Weymouth Chamber of Commerce - Board

South Shore Chamber of Commerce

Quincy Chamber of Commerce

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