

An aerial photograph of a large industrial or commercial building complex, likely a factory or warehouse. The building has a dark roof and a prominent entrance with columns. The surrounding area includes parking lots, trees, and other buildings. The image is overlaid with a semi-transparent dark blue filter.

YRG

YOUNG REALTY GROUP

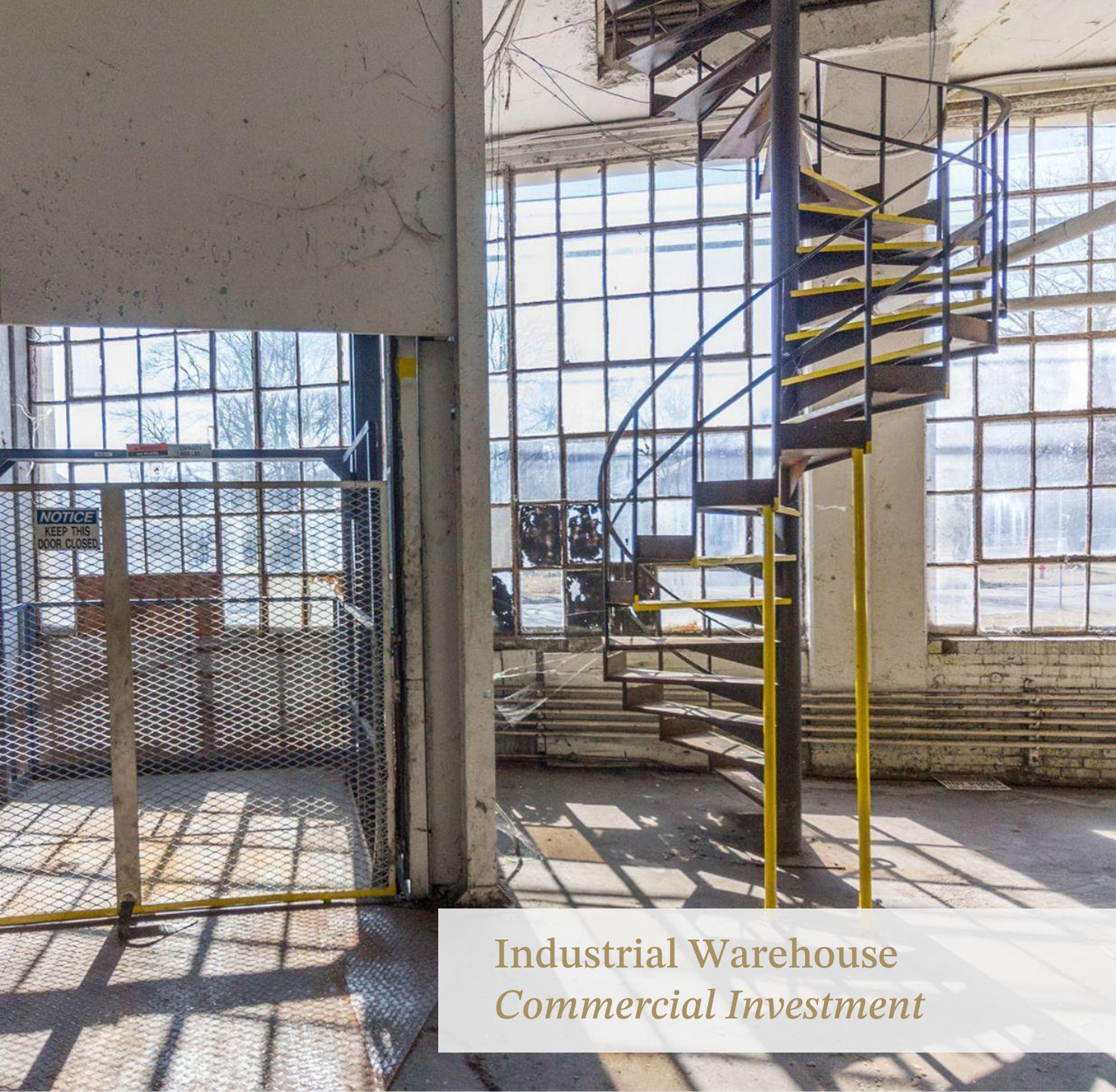
620 Spring St. Dighton, MA



Real estate
that starts with *young* realty group
and ends with *results.*

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620 Spring St, Brighton, MA



Industrial Warehouse
Commercial Investment

620 Spring Street Dighton, MA 02764

Located in a prime area with easy access to major highways, this unique property combines rich history with immense potential. Don't miss out on this rare chance to transform a piece of industrial history into a thriving commercial hub.

*Buyer responsible for performing their own due diligence as Seller and Agent make no warranties of representations.





Deal Overview

Building Size: 550,000 SF

Land Size: 33.83 AC

List Price: \$5,000,000

Current Rent: \$985,000 (35% leased)

Current Expenses: \$1,185,000

Stabilized Rent: \$2,475,000 (90% leased)

Stabilized Cap Rate: 24.75%

Office Size: 80,000 SF

Clear Height: 28 FT

Dock Doors: 10

Parking Spots: 541

Sprinkler: EFSR

620 Spring St., Dighton, MA

620 Spring Street

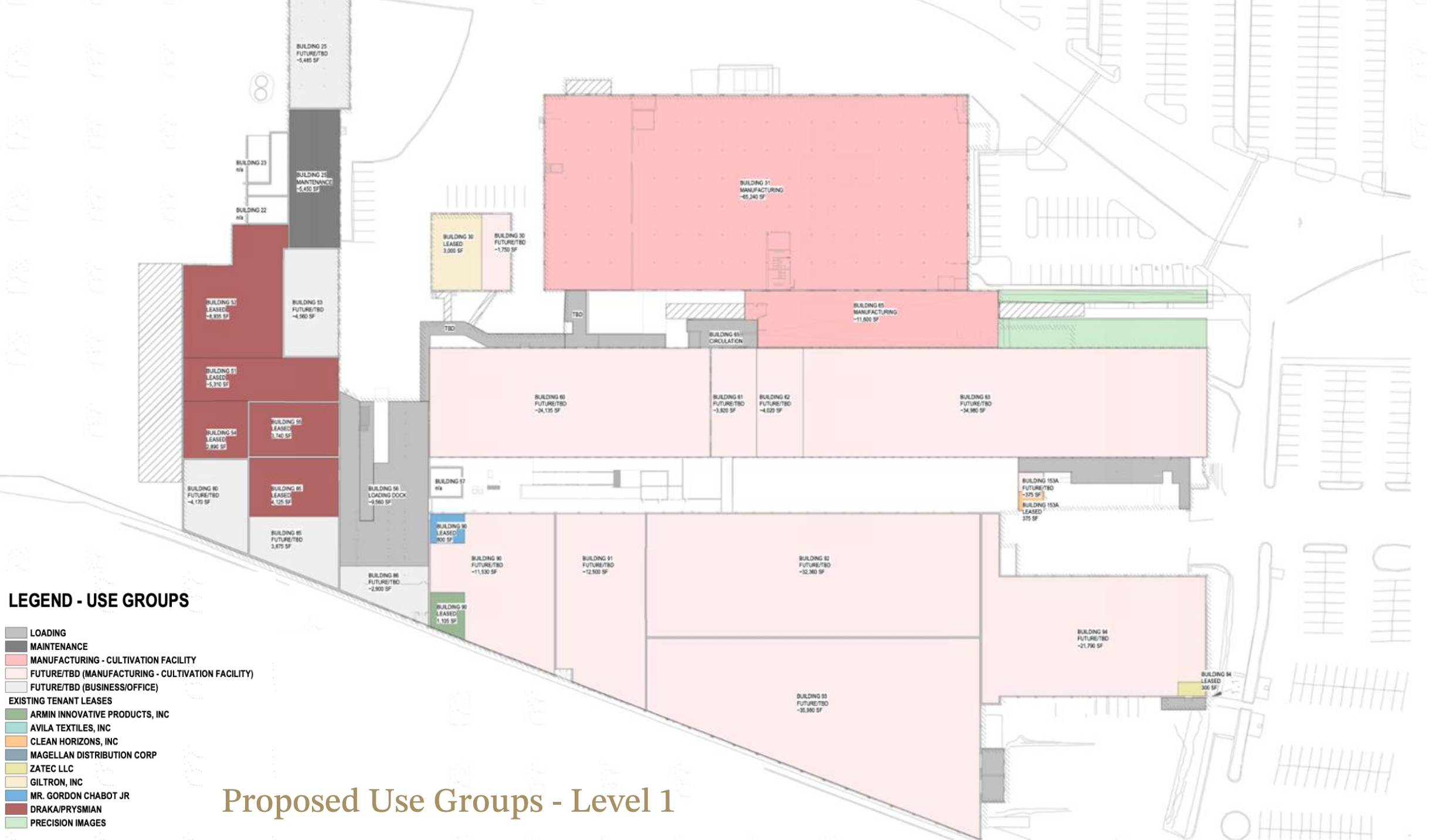


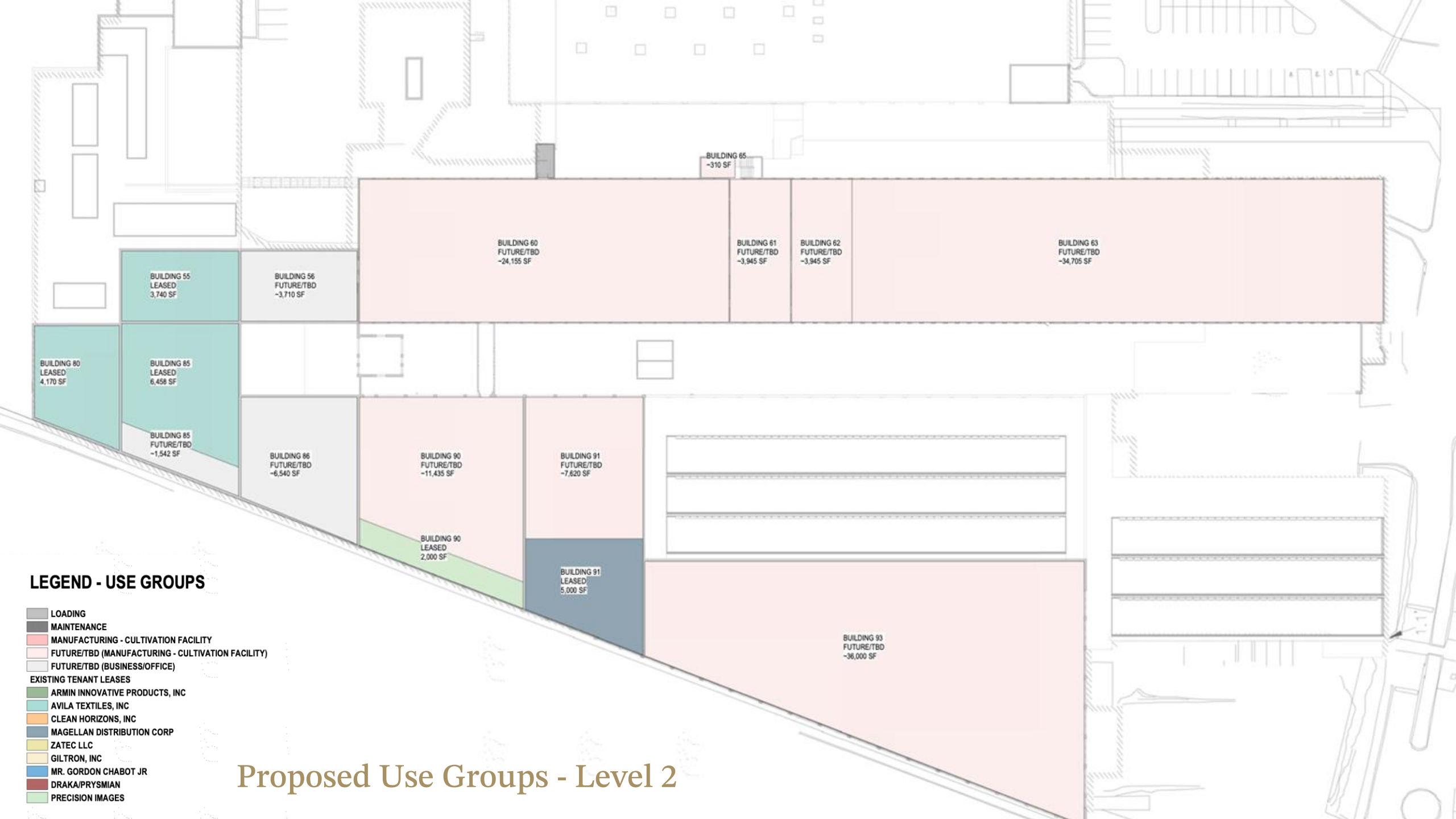
Current Tenant Information

Clean Horizons
Zatec
Armin Innovative
Mr. Gordon Chabot
Giltron

Magellan Distribution
Avila Textiles
Precision Images
Rhode Island Novelty

620 Spring Street





LEGEND - USE GROUPS

- LOADING
- MAINTENANCE
- MANUFACTURING - CULTIVATION FACILITY
- FUTURE/TBD (MANUFACTURING - CULTIVATION FACILITY)
- FUTURE/TBD (BUSINESS/OFFICE)
- EXISTING TENANT LEASES
- ARMIN INNOVATIVE PRODUCTS, INC
- AVILA TEXTILES, INC
- CLEAN HORIZONS, INC
- MAGELLAN DISTRIBUTION CORP
- ZATEC LLC
- GILTRON, INC
- MR. GORDON CHABOT JR
- DRAKA/PYSMIAN
- PRECISION IMAGES

Proposed Use Groups - Level 2



Demographic Highlights

Population

1 mile: 2,870

3 miles: 27,808

5 miles: 67,975

Income

1 mile: \$114,931

3 miles: \$96,856

5 miles: \$101,395

Households & Growth

1 mile: 1,084

3 miles: 10,929

5 miles: 26,644

620 Spring Street







Contact Us



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