

# FOR SALE – NEW TO THE MARKET

## 9.33 acres & 15,872 sf High Bay Garage/Warehouse/Office

640 STATE ROAD, DARTMOUTH, MA

PROPERTY FOR SALE WITH EXISTING BUILDING  
IDEAL FOR OWNER OCCUPIER OR LEASE, PLUS VALUE-ADD OPPORTUNITY  
OFFERED AT \$2,200,000

9.33 acre parcel with existing 15,872sf of garage/warehouse and office space right on Route – 6/State Road in Dartmouth. Successful lease history, most recently used by Eascare Ambulance Company, the space is in General Business zoning and offers approx. 11,000 sf of high bay garage/warehouse space with 1,860 sf of finished office and 3,000sf of finished storage.

The large parcel offers value-add opportunity with the potential to add another 10,000sf to 15,000sf building.



### PROPERTY HIGHLIGHTS:

- Large 9.33 acre lot
- Existing ~ 16,000sf building
- Potential for additional 10,000sf to 15,000sf building

### EXISTING BUILDING:

- ~ 14,000 sf high bay garage/warehouse
- 1,860 sf office
- 3 drive in doors
- Potential for Parking of up to 100+ cars



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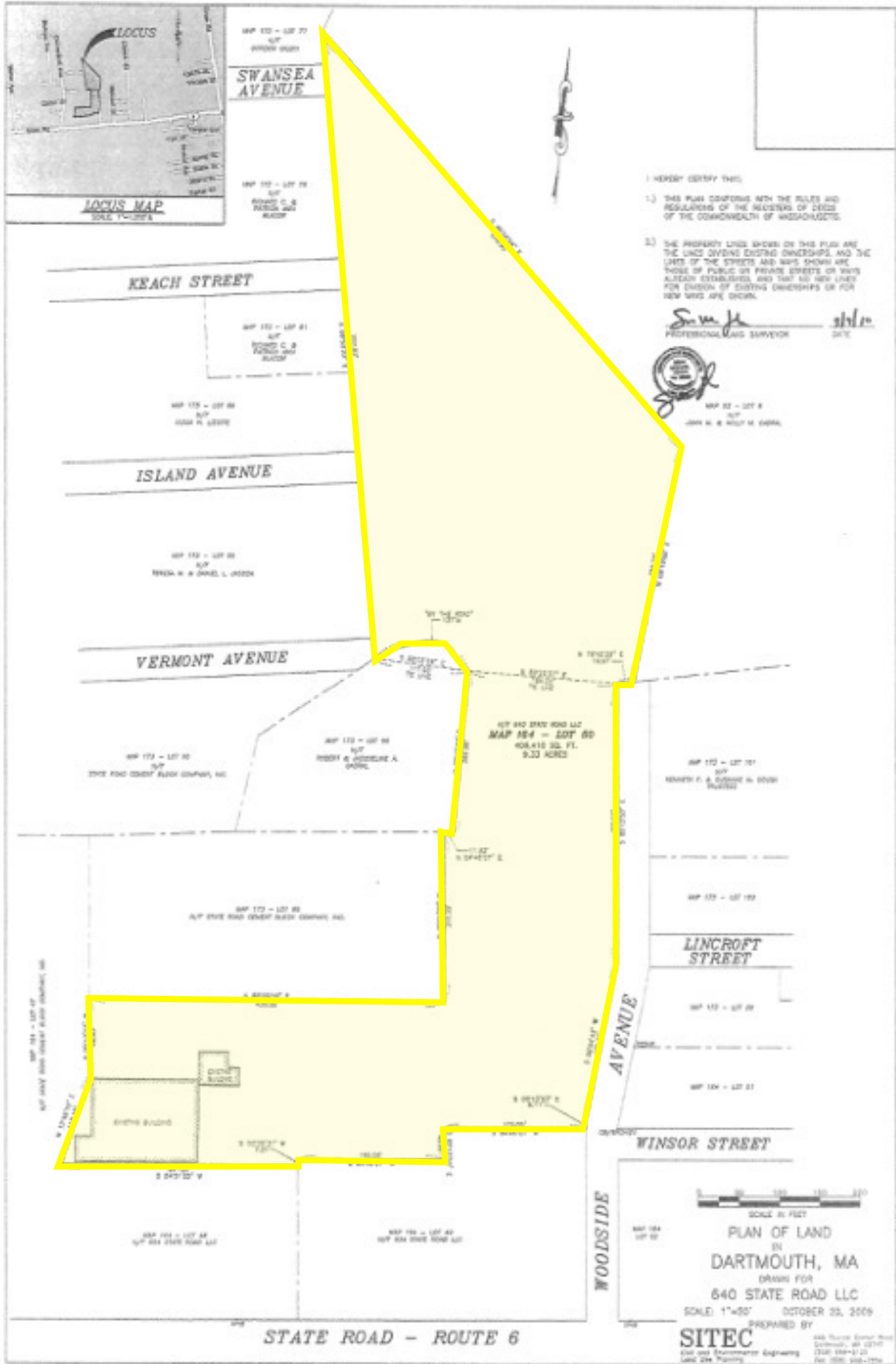
# 640 State Road, Dartmouth, Massachusetts

## DETAILED INFORMATION

Prior Use:	Eascare Ambulance Company
Zoning:	General Business
Building Size:	15,872 sf Total (tax card) ~11,000 sf high bay garage/warehouse ~3,000sf finished storage with additional garage 1,860 sf office
Construction:	Steel frame w/ pre-finished metal exterior
Ceiling Height:	12'
Lot Size:	9.33 acres
Parking:	100 + spaces
Drive in Doors:	2 – 20' wide x 12 high 1 – 13' wide x 12' high
Power:	400 amp 240v
Other features:	Forced hot air heat in garage, AC in the office High velocity exhaust fans Floor drain runs the length of the building
Property Taxes:	\$8,681 annually (2022)

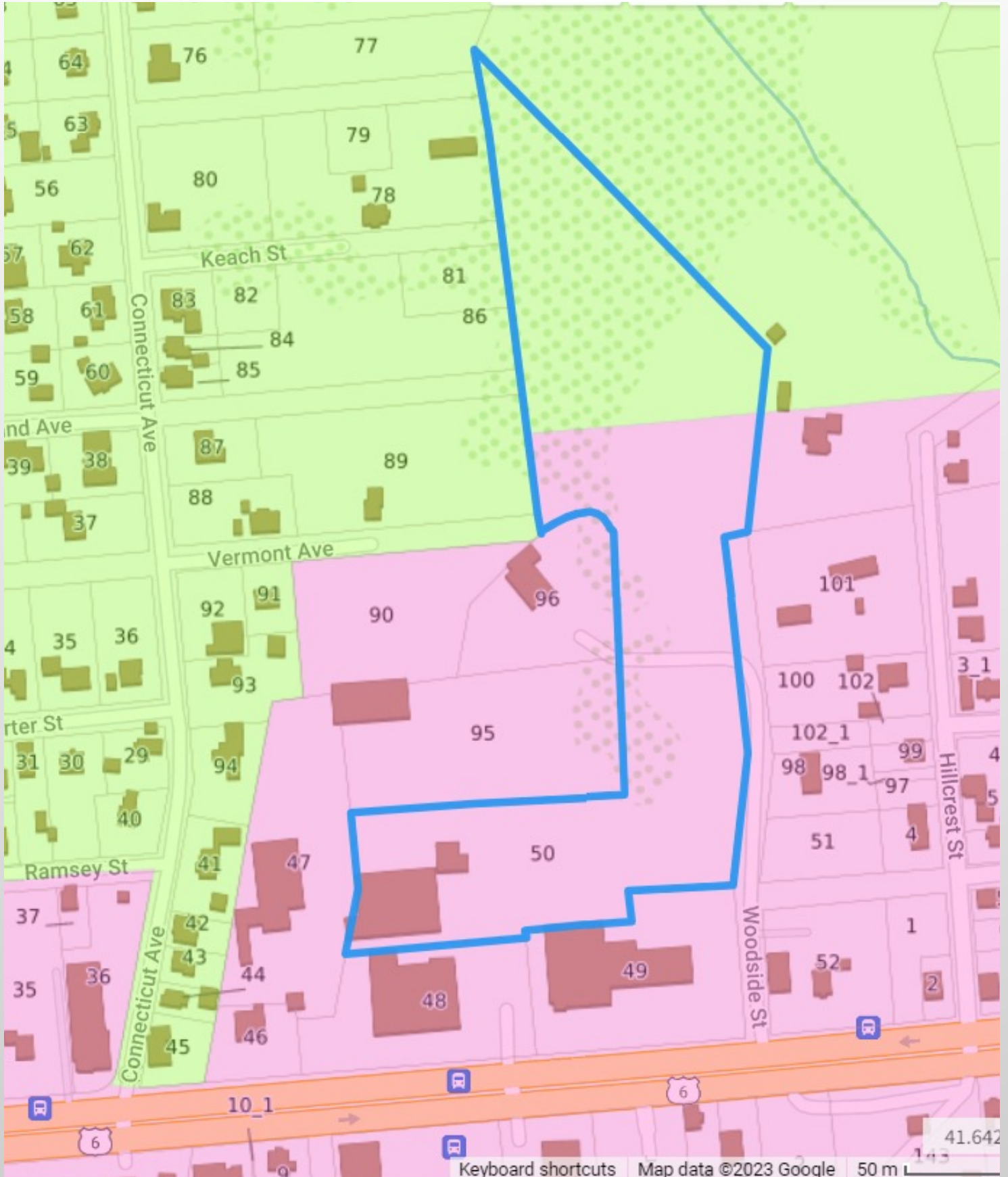
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## SURVEY



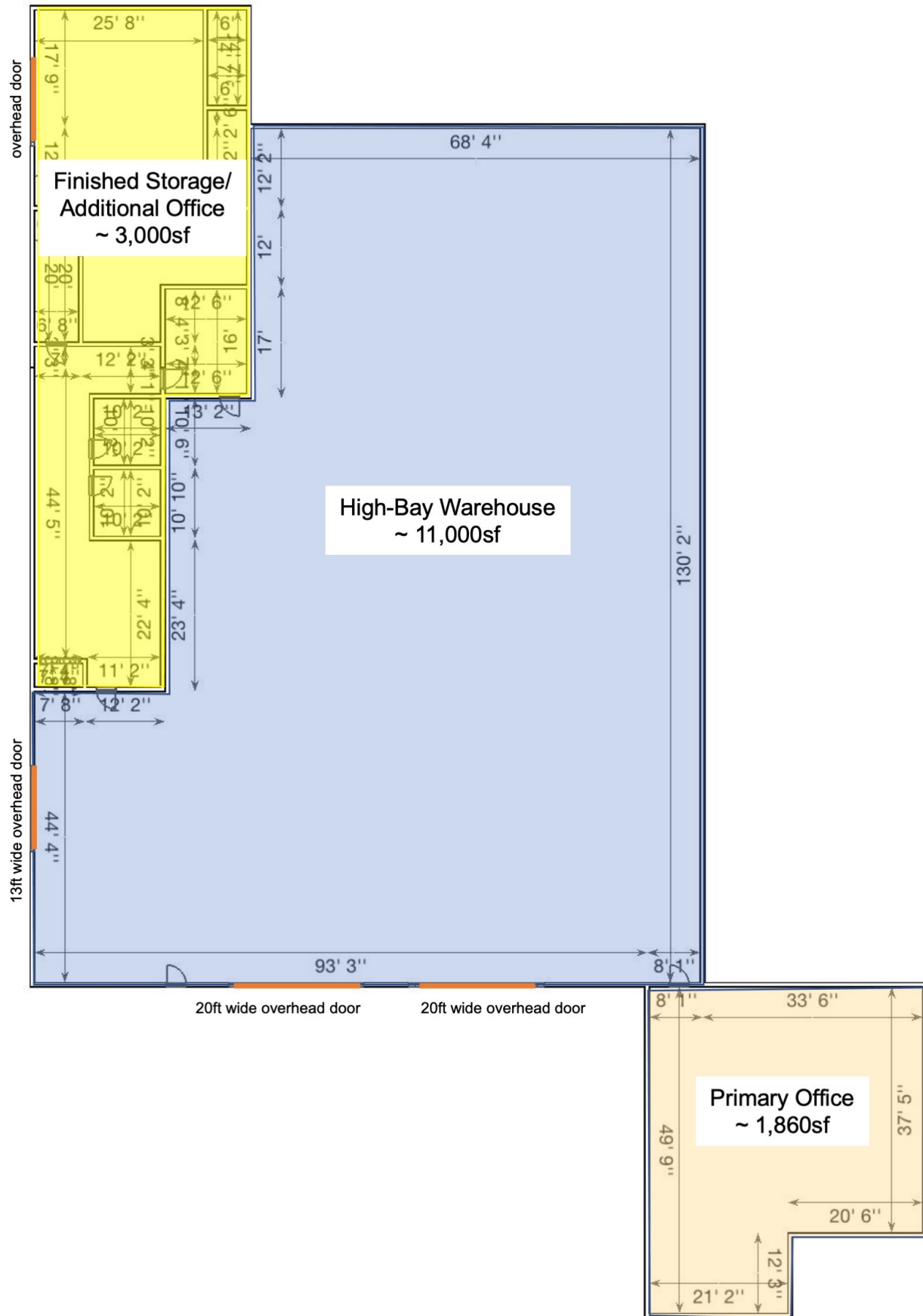
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## ZONING MAP



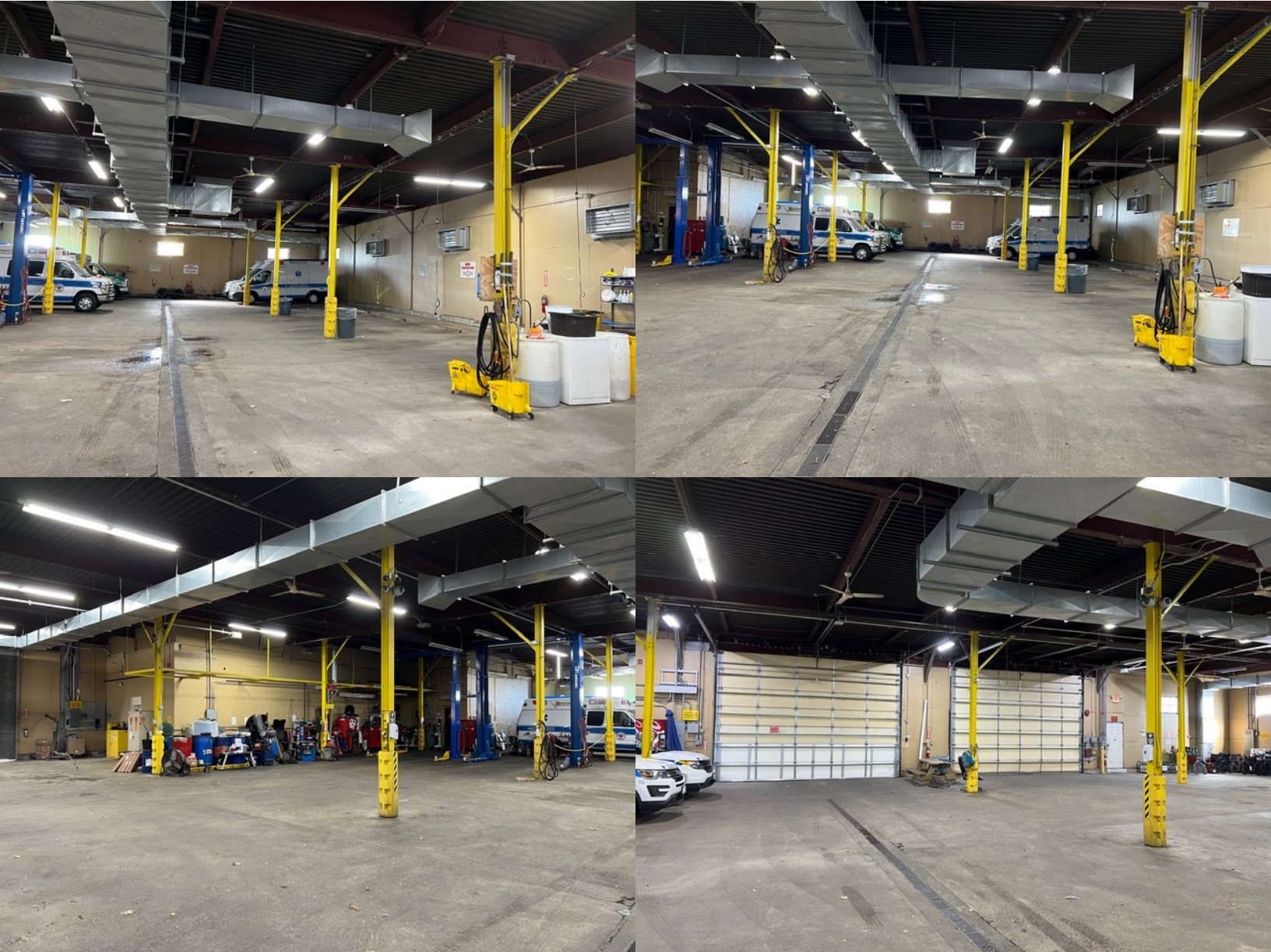
# 640 State Road, Dartmouth, Massachusetts

## FLOOR PLAN



# 640 State Road, Dartmouth, Massachusetts

## INTERIOR PHOTOS



# 640 State Road, Dartmouth, Massachusetts

## EXTERIOR PHOTOS



# 640 State Road, Dartmouth, Massachusetts

## AERIAL PHOTOS

Parcel View – North Up



Connecticut Ave

Woodside Ave

Route 6 / State Road

Parcel View – Looking South

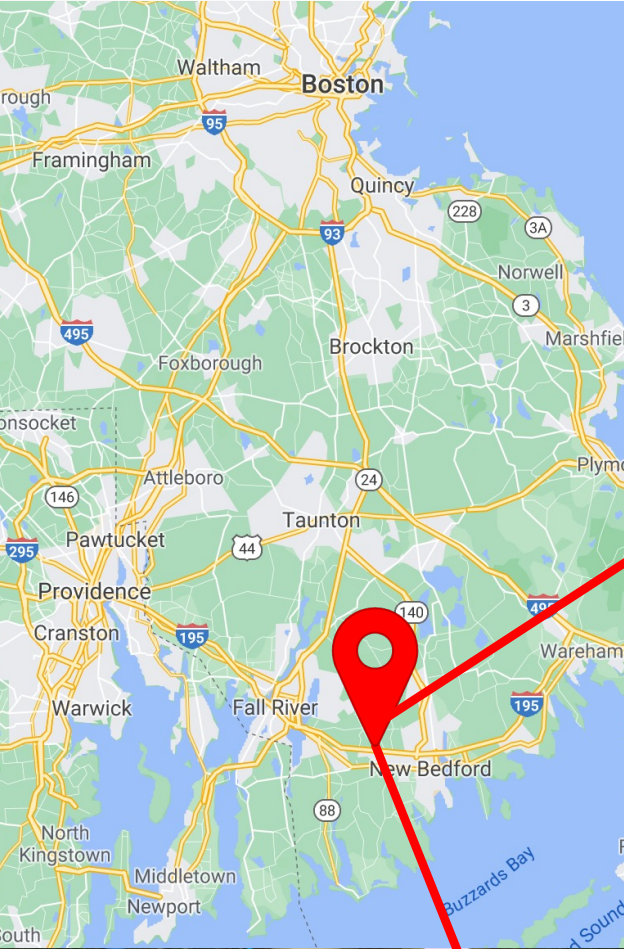


Route 6 / State Road

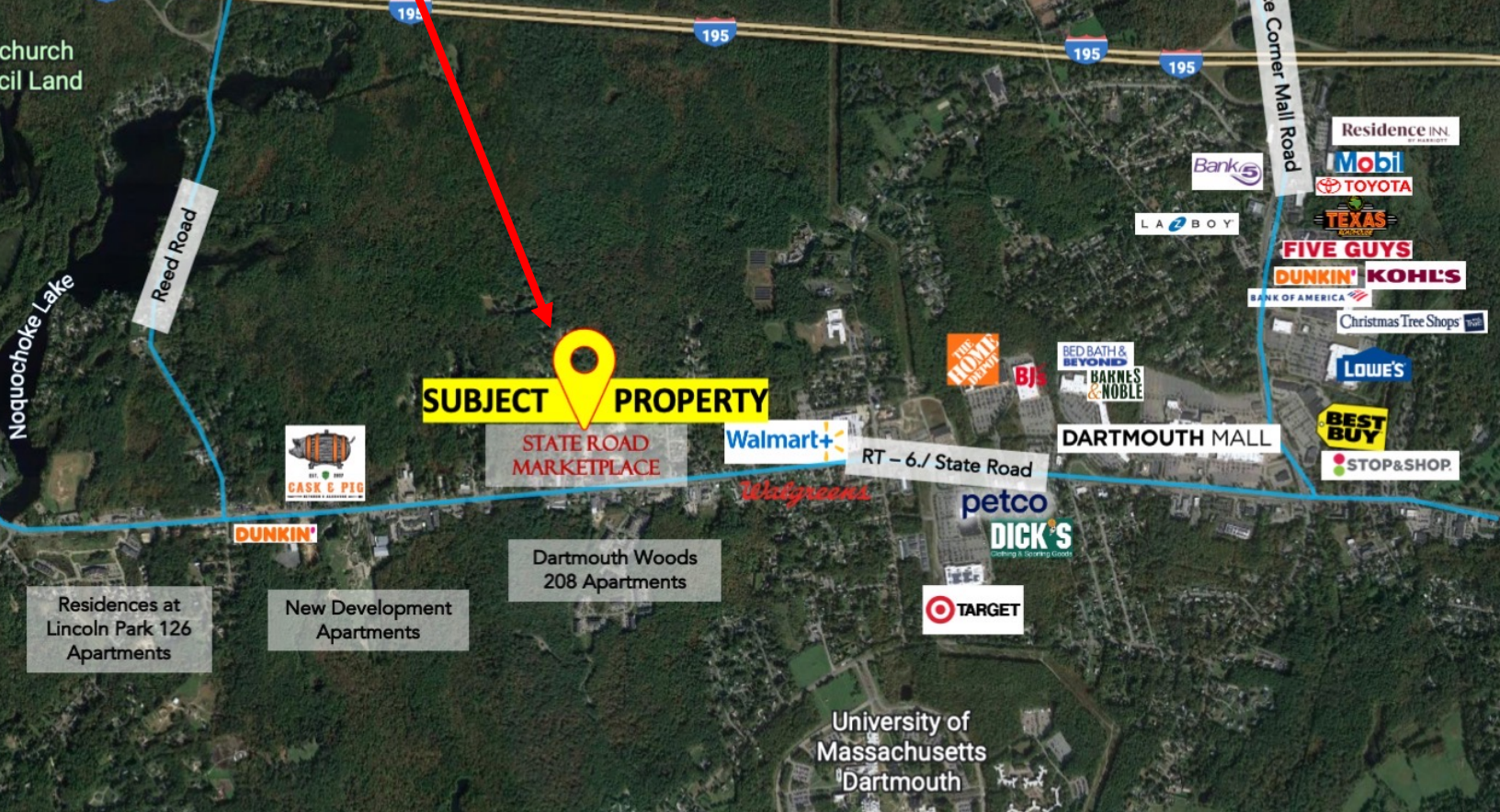


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## LOCATION



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2022 Total Population:	2,029	19,198	94,859
2027 Population:	2,113	19,721	96,581
Pop Growth 2022-2027:	4.14%	2.72%	1.82%
Average Age:	40.00	40.30	40.50
<b>HOUSEHOLDS</b>			
2022 Total Households:	800	6,284	36,119
HH Growth 2022-2027:	4.50%	3.23%	1.93%
Median Household Inc:	\$67,749	\$85,074	\$57,353
Avg Household Size:	2.30	2.50	2.40
2022 Avg HH Vehicles:	2.00	2.00	2.00



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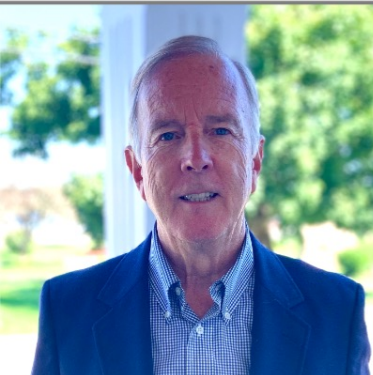
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**If you have no further interest in the Properties, please return the Offering Memorandum forthwith.**

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