

FOR LEASE
INDUSTRIAL PROPERTY



ROUTE 3 INDUSTRIAL PARK

36-106 FINNELL DRIVE, WEYMOUTH, MA 02188

For More Information

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ROUTE 3 INDUSTRIAL PARK



PROPERTY DESCRIPTION

Route 3 Industrial Park is a premier multi-tenant, light industrial campus located on Finnell Drive in Weymouth. Spanning approximately 247,625 square feet across five professionally managed buildings—36, 50, 70, 86, and 106 Finnell Drive—the park offers flexible industrial and office space solutions for a diverse range of businesses.

PROPERTY HIGHLIGHTS

- ±247,625 SF across Five Buildings and 21.7 acres
- Suites ranging from ±2,500 SF to 12,500 SF
- Clear Heights: 21 feet, ideal for warehousing and distribution
- Loading: 1 dock per 2,500 SF; multiple tailboard loading docks and drive-in doors across buildings
- Ample parking with ratios up to 1.46/1,000 SF, plus overflow lots
- 50' x 25' Column Spacing

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	24
Available SF:	2,500 - 22,500 SF
Lot Size:	21.7 Acres
Building Size:	247,625 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	218	651	3,163
Total Population	562	1,671	7,862
Average HH Income	\$165,359	\$166,059	\$159,200



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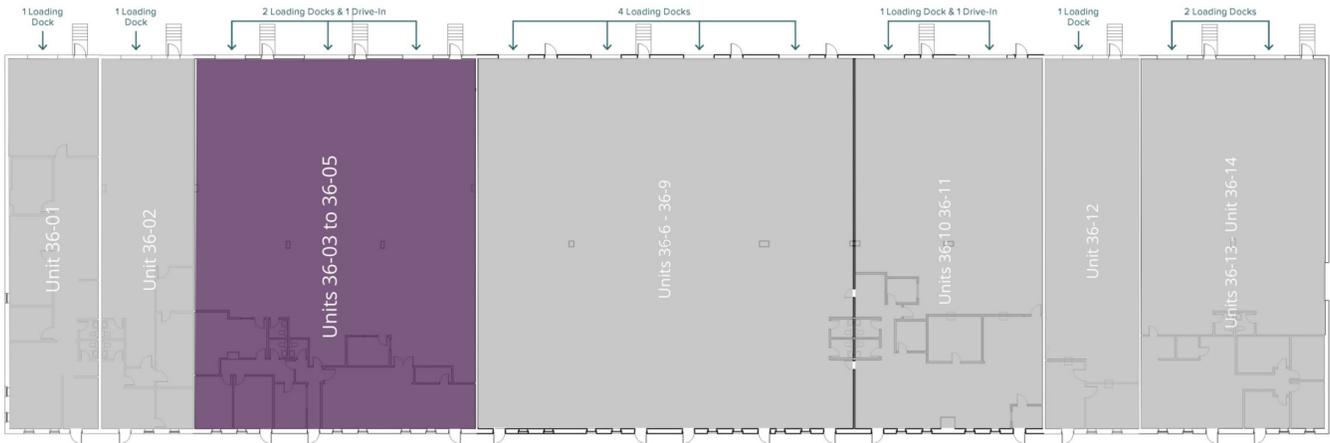
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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,500 - 22,500 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE

Units 36-03 to 36-05

SIZE

7,500 SF

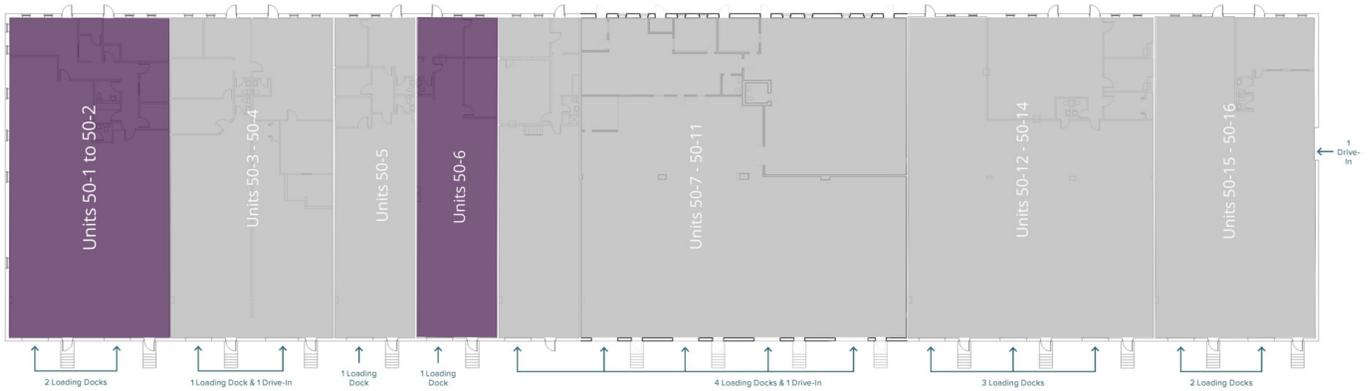


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LEASE INFORMATION

Lease Type: NNN
 Total Space: 2,500 - 22,500 SF

Lease Term: Negotiable
 Lease Rate: Negotiable

AVAILABLE SPACES

SUITE

SIZE

Units 50-1 to 50-2	5,000 SF
Units 50-6	2,500 SF

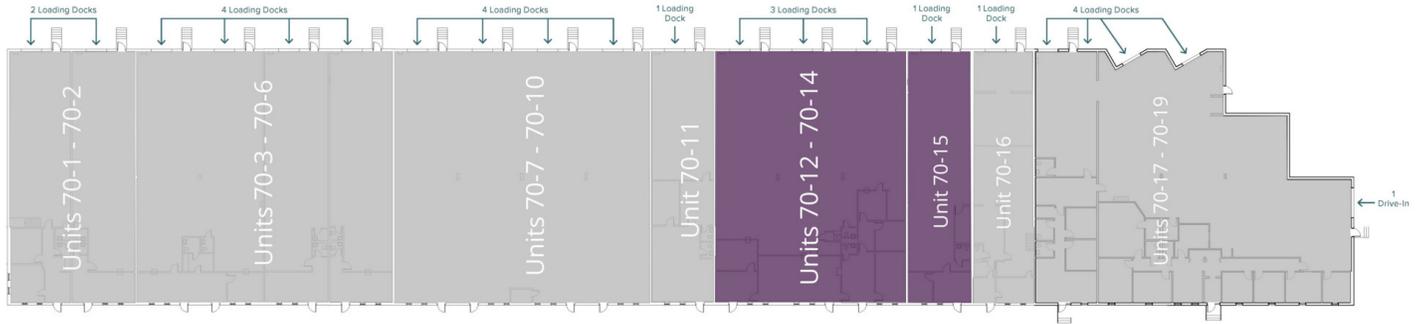


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Lease Type:	NNN
Total Space:	2,500 - 22,500 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE
Unit 70-1 to 70-2	5,000 SF
Unit 70-3 to 70-6	10,000 SF
Unit 70-7 to 70-10	10,000 SF
Unit 70-11	2,500 SF
Unit 70-12 to 70-14	7,500 - 22,500 SF
Unit 70-15	2,500 SF
Unit 70-16	2,500 SF
Unit 70-17 to 70-19	10,625 SF

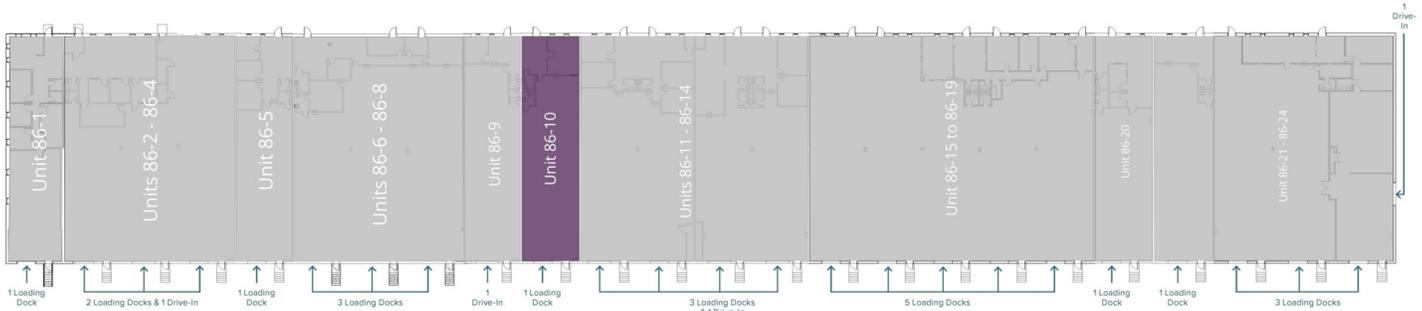


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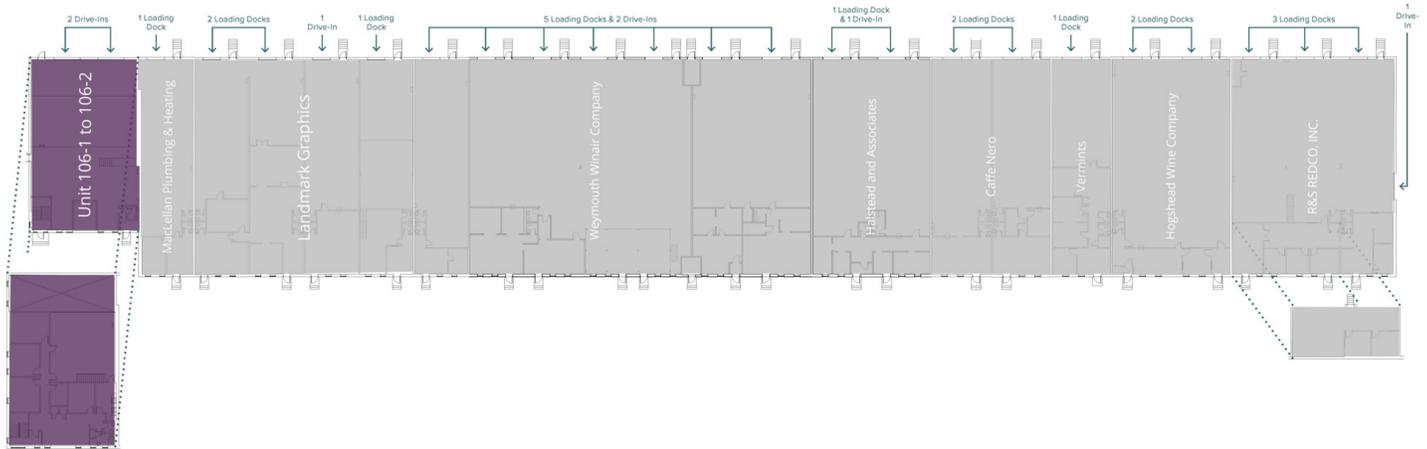
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Total Space:	2,500 - 22,500 SF

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AVAILABLE SPACES

SUITE	SIZE
Unit 86-10	2,500 SF

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Lease Type:	NNN
Total Space:	2,500 - 22,500 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE

Unit 106-1 to 106-2

SIZE

7,000 SF

ADDITIONAL PHOTOS

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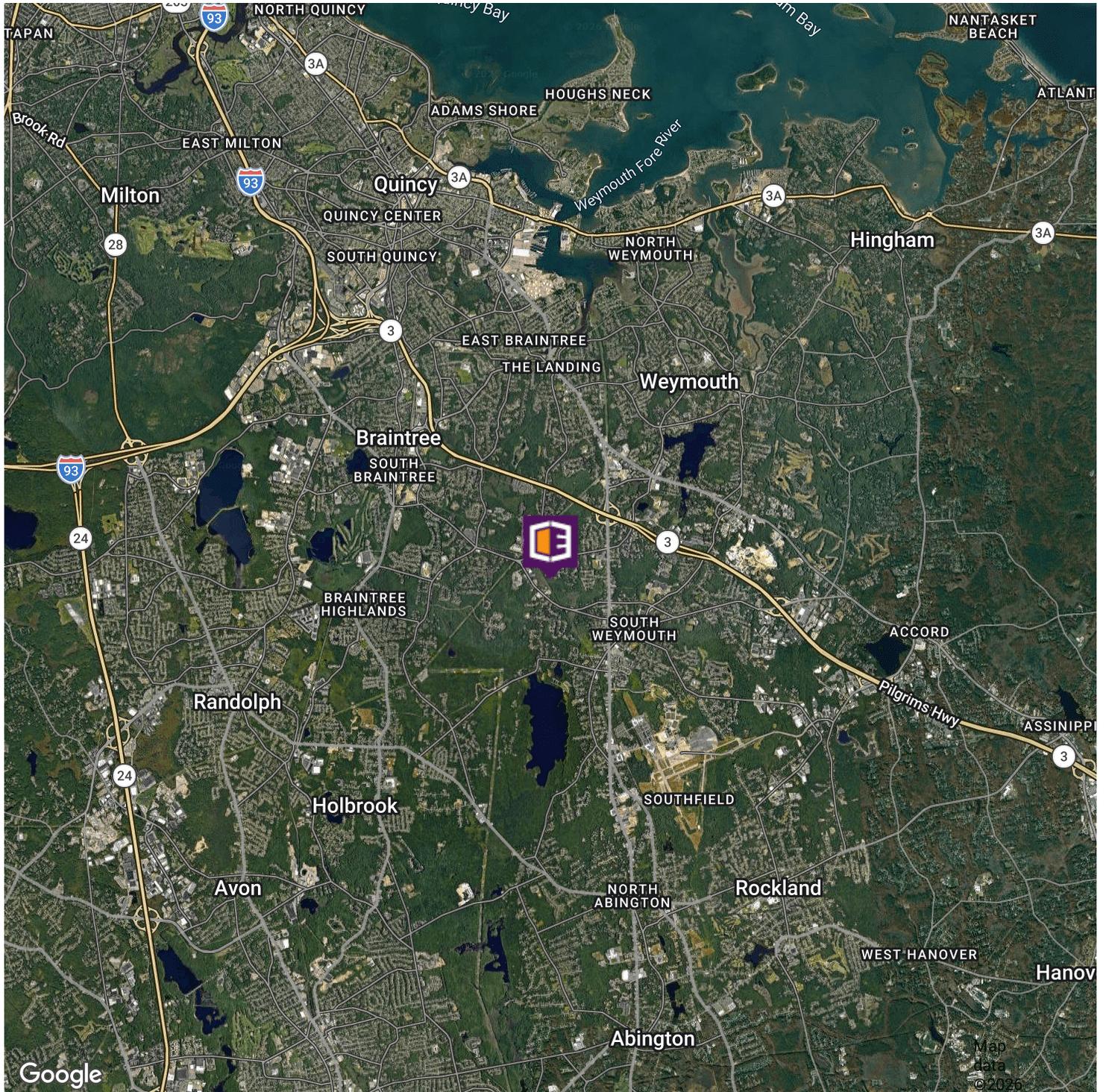
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