

FOR SALE

INDUSTRIAL PROPERTY



STAND-ALONE FLEX BUILDING

50 ALDRIN RD, PLYMOUTH, MA 02360

For More Information

DAVE ELLIS

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STAND-ALONE FLEX BUILDING IN PLYMOUTH INDUSTRIAL PARK



OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Size:	14,300 SF
Available SF:	14,300 SF
Lot Size:	1.51 Acres
Number of Units:	1
Price / SF:	\$139.51
Year Built:	1978
Renovated:	2018
Zoning:	LI
Market:	Boston
Submarket:	Route 3 South

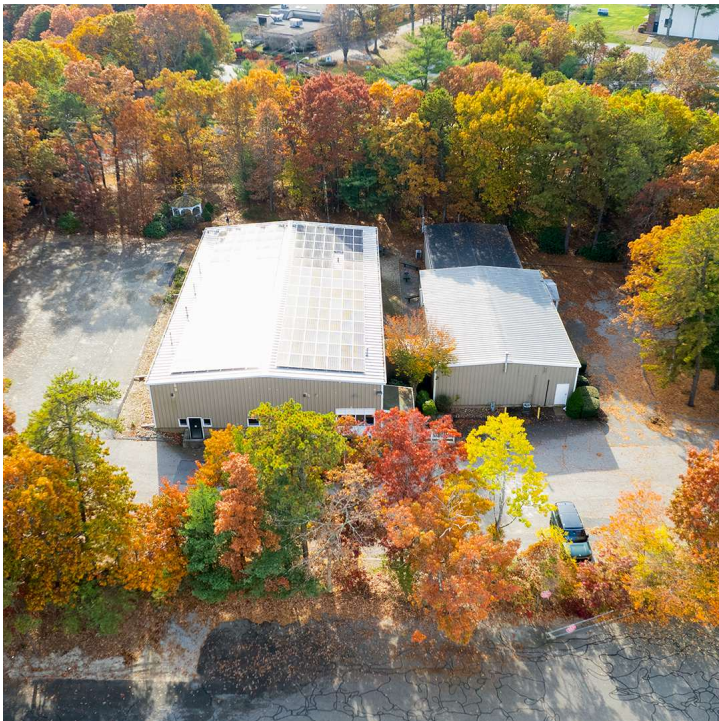
PROPERTY OVERVIEW

This standalone 14,300-square-foot building, located at 50 Aldrin Road in Plymouth, offers a unique and versatile layout, ideally suited for businesses needing both office and classroom-style spaces. The property sits on a level 1.51-acre lot, complete with 57 parking spaces, making it accessible and convenient for a wide range of commercial needs.

The facility includes two interconnected buildings: a 6,000-square-foot flex office area, a 3,660-square-foot office/showroom, and an additional 4,640 square feet of second-floor office space. Key features include private offices, four spacious classroom-sized rooms, three sets of restrooms, two kitchens, and a designated area for a loading dock and drive-in door. Public water and sewer are available, and a five-year-old owned solar panel system on the roof adds energy efficiency.

A large outdoor area provides a private space for lunch breaks or meetings. With close proximity to Route 44, Route 3, and Colony Place, this property is easily accessible and ideally positioned in Plymouth's business corridor.

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LOCATION INFORMATION

Building Name	Stand-Alone Flex Building in Plymouth Industrial Park
Street Address	50 Aldrin Rd
City, State, Zip	Plymouth, MA 02360
County	Plymouth
Market	Boston
Sub-market	Route 3 South
Cross-Streets	Apollo Eleven Road

PROPERTY HIGHLIGHTS

- - Zoned LI (Light Industrial)
- - Professional office environment
- - Ample parking space
- - Updated interior features
- - Potential for flexible use
- - Close to major highways
- - Established commercial area
- - Opportunity for investment growth
- - 66 KW Rooftop Solar installed in 2016 generated \$28k in 2023
- - 2016 standing seam metal roof on 6,000 SF building
- - New HVAC units installed in 2019 and 2020

ADDITIONAL PHOTOS

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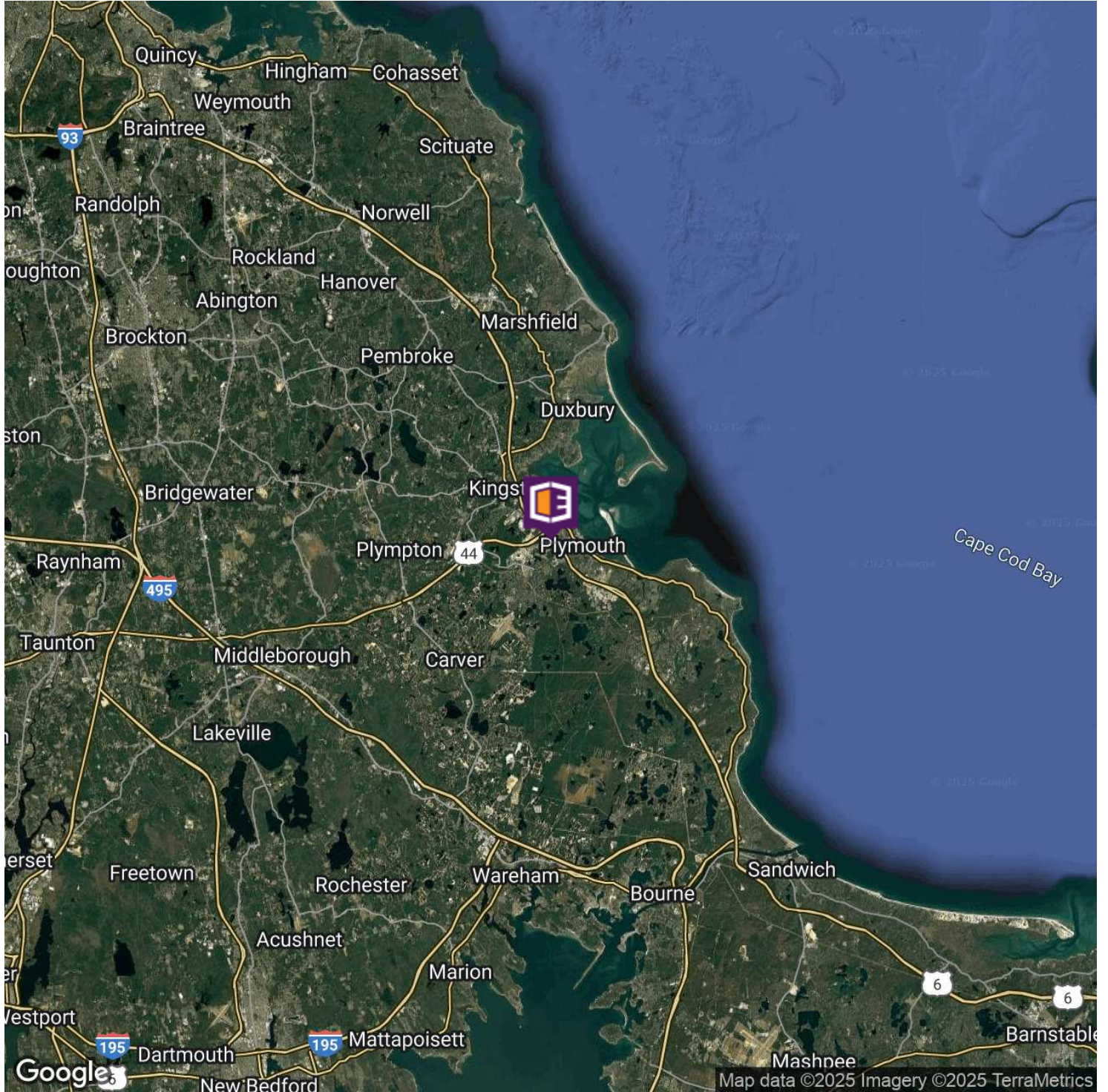


Logistical Details

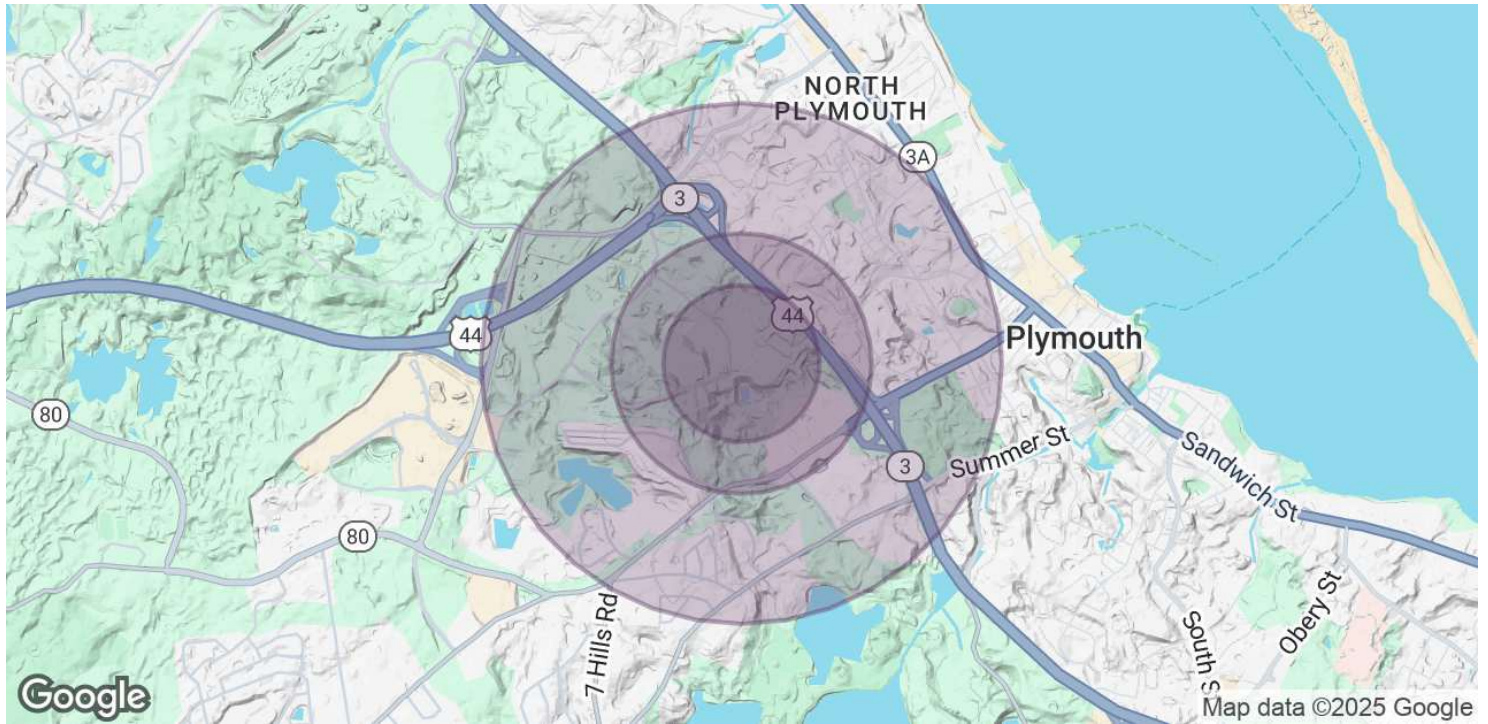
44 ----- 5 Minute Drive Via Armstrong Road

3 ----- 6 Minute Drive Via Kingston Collection Way

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	197	1,032	5,506
Average Age	46	46	45
Average Age (Male)	43	43	43
Average Age (Female)	49	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	481	2,540
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$108,279	\$100,772	\$98,801
Average House Value	\$523,088	\$506,730	\$501,086

Demographics data derived from AlphaMap