

INDUSTRIAL BUILDING
FOR LEASE



6 LITTLE BROOK ROAD

6 LITTLE BROOK RD,
WAREHAM, MA 02576

DAVE ELLIS, SIOR

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PROPERTY SUMMARY

6 LITTLE BROOK ROAD



PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present Little Brook Rd in West Wareham for lease. This standalone building offers a 7,100 square foot industrial/flex suite featuring one loading dock, 1,000 square feet of office space, 200 amps/3phase power, and 20' clear height. This space is ideal for a variety of users of industrial, distribution, storage use, or other commercial needs.

PROPERTY HIGHLIGHTS

- 20' clear height
- 1000 square feet of office
- One (1) loading dock
- 200 amp/3-phase power
- Amenity rich area
- Versatile space for variety of users
- Prime location with easy access to major highways

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	7,100 SF
Building Size:	29,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	147	722
Total Population	144	419	1,842
Average HH Income	\$202,953	\$175,864	\$123,475



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REALTY
ADVISORS**

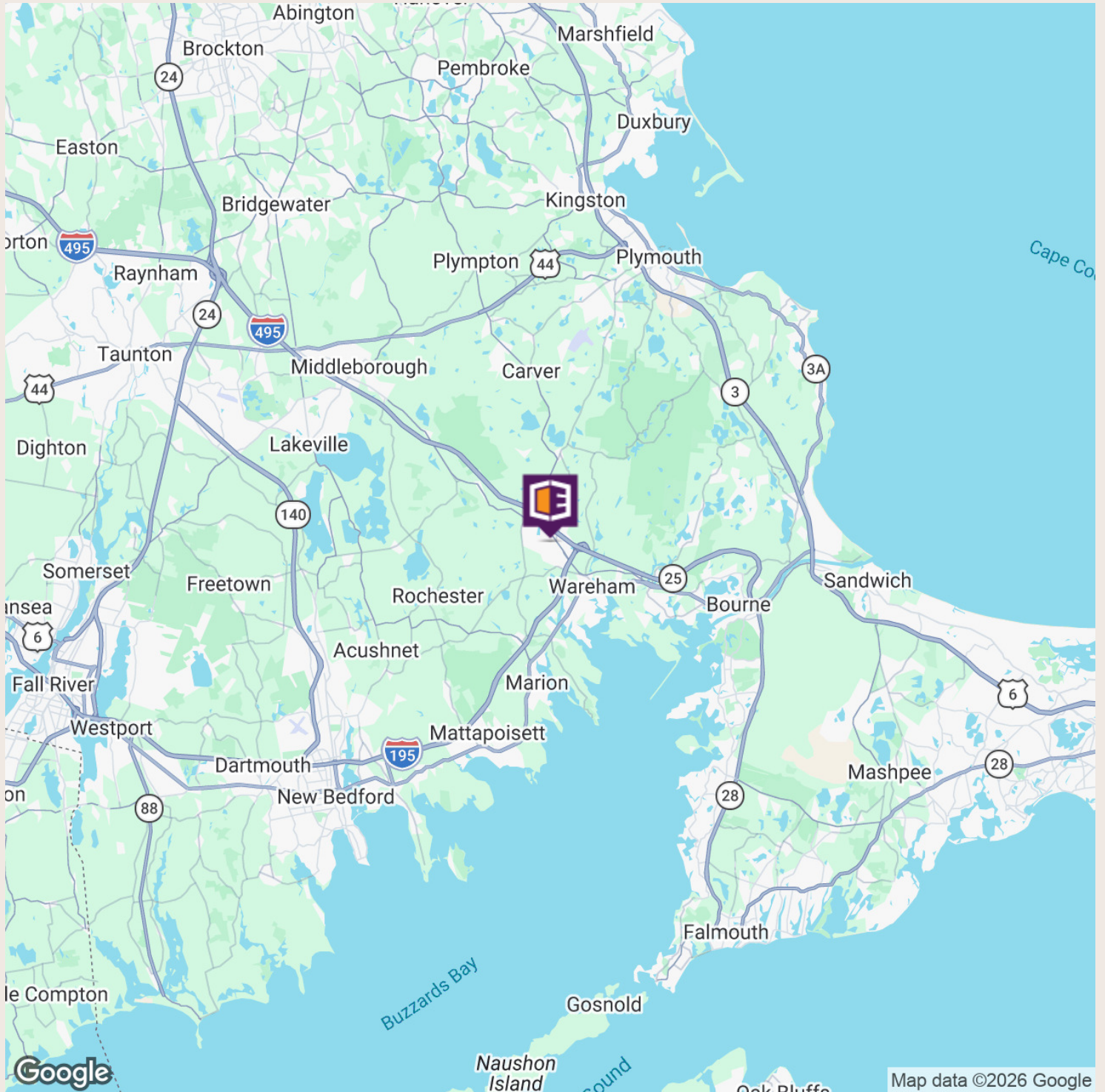
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AERIAL MAP

6 LITTLE BROOK ROAD



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ADDITIONAL PHOTOS

6 LITTLE BROOK ROAD



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