

**510 S
BEACON
STREET**



Marcus & Millichap
THE KLEIN GROUP

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**510 S
BEACON
STREET**



510 S Beacon St
Fall River, MA

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PROPERTY DETAILS



**510 S
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ADDRESS

510 S Beacon St
Fall River, MA 02724

PRICE

\$4,150,000

OCCUPANCY

Vacant

BUILDING SF

86,000 SF

ACRES

4.08 ACRES

PROPERTY DESCRIPTION

PRICE	\$4,150,000
PRICE / SF	\$48.25
BUILDING SIZE	86,000 SF
LOT SIZE	4.08 AC
YEAR BUILT	Circa-1980
CLEAR HEIGHT	18-22 FT
LOADING	4 Docks & 2 Grade Level Doors

PROPERTY FACTS

PROPERTY TYPE	Industrial Warehouse
ZONING	CMD (Commercial Mixed)
PARKING	94 Spaces
LAND GRADE	Flat
SUBDIVIDABLE	Yes

PROPERTY HIGHLIGHTS

- New, clean environmental reports available
- “In Town” Fall River location provides access to strong labor pool
- Ample loading and electrical capacity
- Ideal small bay conversion opportunity



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

The Klein Group is pleased to exclusively present 510 S Beacon. This 86,000 SF industrial facility is located in the heart of Fall River, MA. Originally part of a larger manufacturing operation, these modern buildings have been subdivided from the historic mill structures. Totalling three interconnected buildings, this facility is ideal for a manufacturer looking to leverage Fall River's strong labor market. The shell condition of these buildings provides a blank slate for a new owner to renovate to their specifications. The dimensions of these buildings also make them ideal for a small bay conversion or other small tenant layout.

All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.

ADDRESS	510 S Beacon Street, Fall River, MA 02724
YEAR BUILT	Circa-1980
PARCEL SIZE	4.08 Acres
PROPERTY TYPE	Industrial Manufacturing
PROPERTY SIZE	± 86,000 Square Feet
DOCKS	4
DRIVE INS	2
PARKING	94
CONSTRUCTION	Block & Metal
ROOF	Rubber Membrane
UTILITIES	Municipal Water & Sewer





REGIONAL MAP



58 MILES
TO WORCESTER,
MA

18 MILES
TO PROVIDENCE, RI

52 MILES
TO BOSTON, MA





2.8 MILES
TO Charlton Memorial
Hospital

1.7 MILES
TO Battleship Cove



1.6 MILES
TO I-95



**510 S
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FALL RIVER, MASSACHUSETTS

Fall River, MA, is a vibrant industrial hub with a rich history and strategic location. The city is home to major industrial tenants like Whirlpool, Taco Comfort Solutions, and The Pillow Collection, highlighting its robust industrial market. With a population of approximately 142,000, Fall River offers a skilled workforce and excellent infrastructure. Nearby destinations include the picturesque Battleship Cove, the serene Quequechan River Rail Trail, and the cultural attractions of Providence, RI, just a short drive away. This dynamic environment makes Fall River an ideal location for industrial and commercial ventures.



**HOME TO OVER
141,647 RESIDENTS**



**MINUTES FROM
I-93, I-293, AND
ROUTE 3 EXITS**



**FALL RIVER IS HOME
TO RECOGNIZABLE
BUSINESSES AND
WAREHOUSES**

LIVING



\$76,202
MEDIAN
HOUSEHOLD INCOME



68,231
EMPLOYED
POPULATION



\$363,062
MEDIAN
PROPERTY VALUE



12,158
TOTAL
HOUSEHOLDS



16
FALL RIVER PUBLIC
SCHOOLS

DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	27,319	96,383	143,760
2023 Estimate			
Total Population	27,202	94,856	141,647
2020 Census			
Total Population	27,349	93,906	140,234
2010 Census			
Total Population	25,542	89,092	133,763
Daytime Population			
2023 Estimate	17,597	79,618	119,660
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	12,158	42,183	61,389
2023 Estimate			
Total Households	12,103	41,462	60,405
Average (Mean) Household Size	2.3	2.3	2.3
2020 Census			
Total Households	12,103	41,119	59,906
2010 Census			
Total Households	11,328	38,669	56,437
Growth 2023-2028	0.5%	1.7%	1.6%
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.1%	2.4%	4.2%
\$150,000-\$199,999	3.9%	4.2%	5.5%
\$100,000-\$149,999	8.8%	11.5%	14.9%
\$75,000-\$99,999	10.4%	11.1%	12.5%
\$50,000-\$74,999	14.5%	15.8%	16.2%
\$35,000-\$49,999	13.7%	12.7%	11.5%
\$25,000-\$34,999	12.1%	10.3%	9.1%
\$15,000-\$24,999	14.6%	13.2%	11.2%
Under \$15,000	21.0%	18.7%	15.0%
Average Household Income	\$52,650	\$62,072	\$76,202
Median Household Income	\$38,166	\$43,912	\$54,681
Per Capita Income	\$23,482	\$27,256	\$32,783
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	27,202	94,856	141,647
Under 20	24.6%	22.5%	21.2%
20 to 34 Years	23.9%	22.2%	20.4%
35 to 39 Years	7.4%	7.3%	6.9%
40 to 49 Years	11.3%	11.7%	11.8%
50 to 64 Years	16.6%	18.6%	20.2%
Age 65+	16.3%	17.7%	19.6%

Marcus & Millichap

THE KLEIN GROUP

*“Cutting Edge Technology
Meets Old School Methods”*

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