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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Institutional Property Advisors, a Division of Marcus & Millichap ("IPA") has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. IPA's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. IPA and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.





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Marcus & Millichap
THE KLEIN GROUP



# PROPERTY DETAILS

# 510 S BEACON STREET

### **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. Totaling 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.

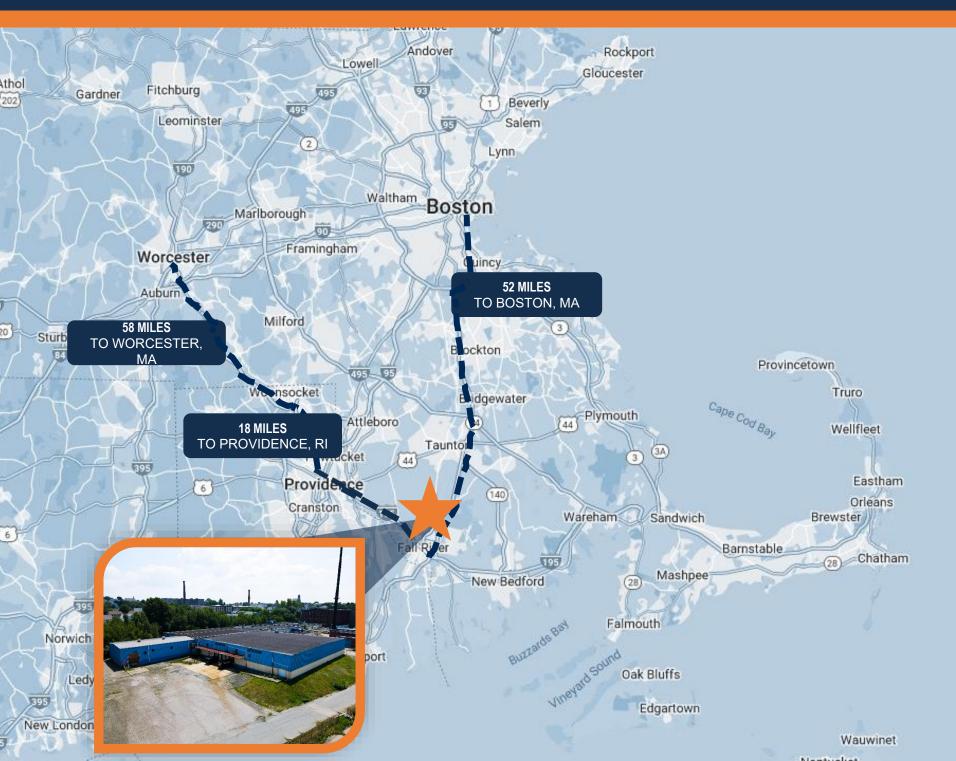
All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.

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



# **AERIAL**



## SITE PLAN



# 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

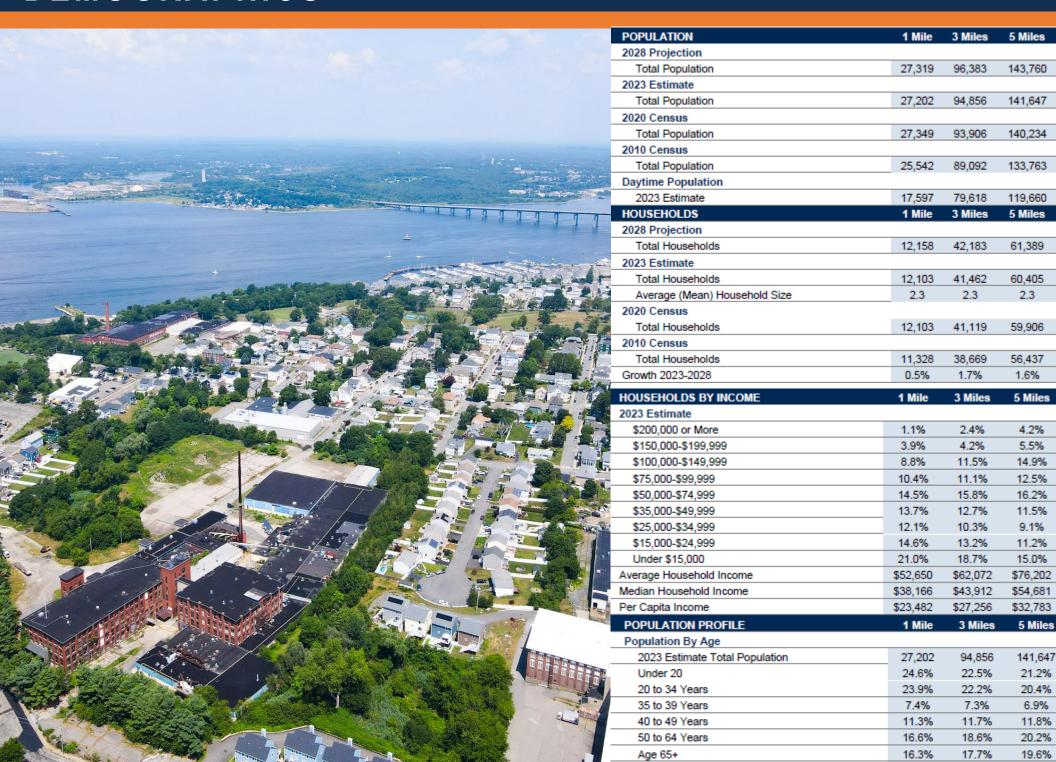


12,158 TOTAL HOUSEHOLDS



16
FALL RIVER PUBLIC SCHOOLS

### **DEMOGRAPHICS**



# Marcus & Millichap THE KLEIN GROUP

# "Cutting Edge Technology Meets Old School Methods"

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