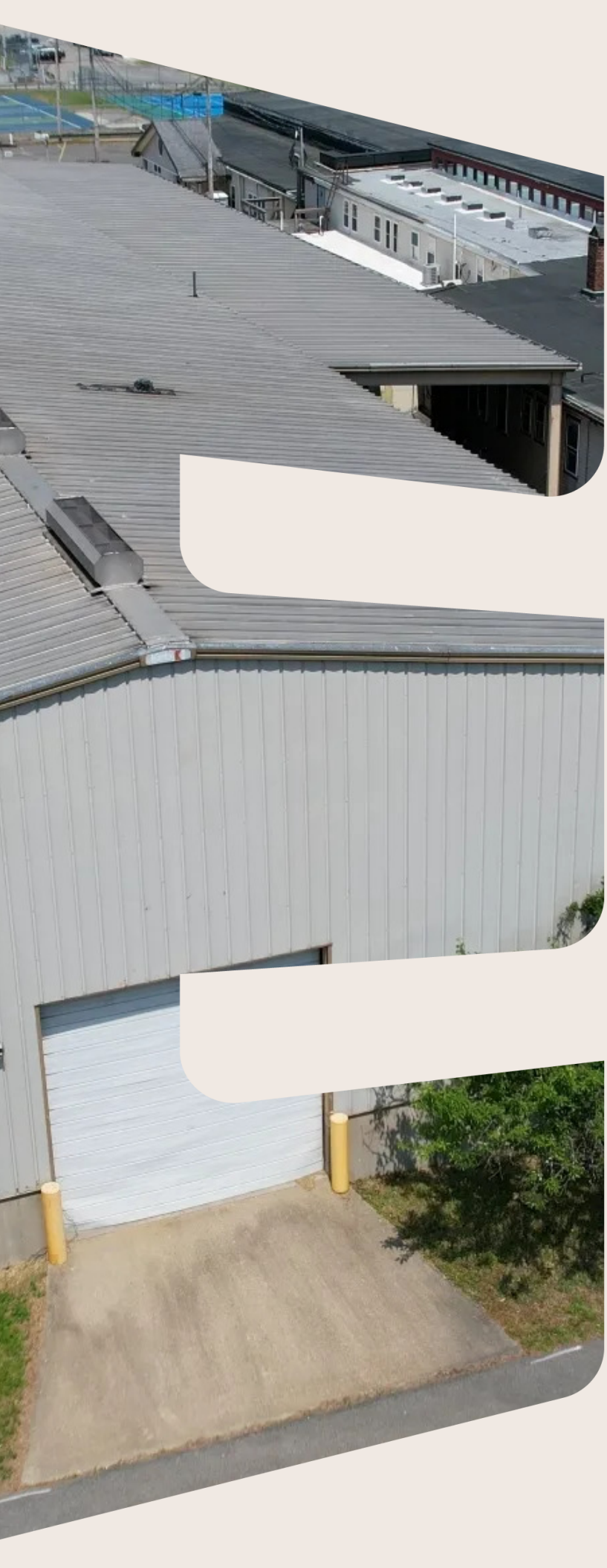




INDUSTRIAL BUILDING
FOR LEASE

25 WAREHAM STREET, MIDDLEBORO

25 WAREHAM ST,
MIDDLEBORO, MA 02346

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

KERRICK PIERCE

781.919.0800 x710
kpierce@ellisrealtyadvisors.com

PROPERTY SUMMARY

25 WAREHAM STREET,



PROPERTY DESCRIPTION

Various sized commercial spaces and contractor yard space available for lease. Please call for more information!

PROPERTY HIGHLIGHTS

- Industrial Warehouse or Manufacturing Space
- 3 Ton Bridge Crane
- 800Amp @ 480V 3P Power
- 4 Grade-level overhead doors
- Close Proximity to I-495 and Route 44
- Walking Distance to Middleborough/Lakeville MBTA

OFFERING SUMMARY

Lease Rate:	\$3,000 per month (MG)
Number of Units:	42
Available SF:	2,500 SF
Lot Size:	2.99 Acres
Building Size:	74,474 SF
NOI:	\$88,520.00
Cap Rate:	1.61%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,356	6,871	11,911
Total Population	5,640	17,000	31,564
Average HH Income	\$94,514	\$111,761	\$123,602



**ELLIS
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ADVISORS**

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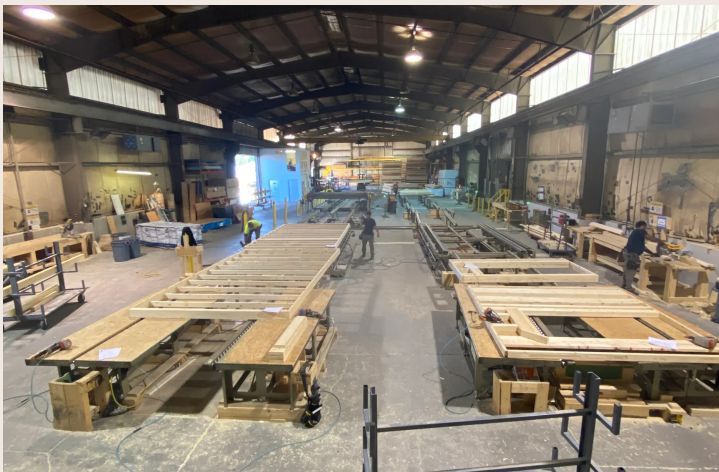
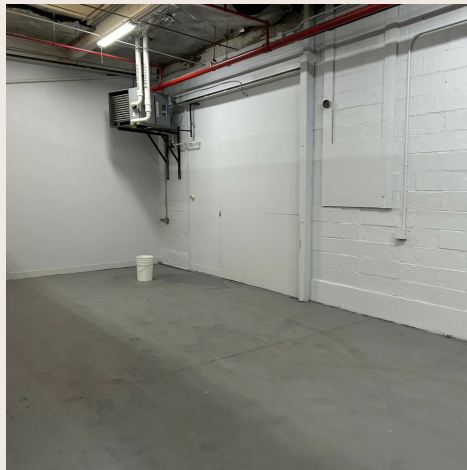
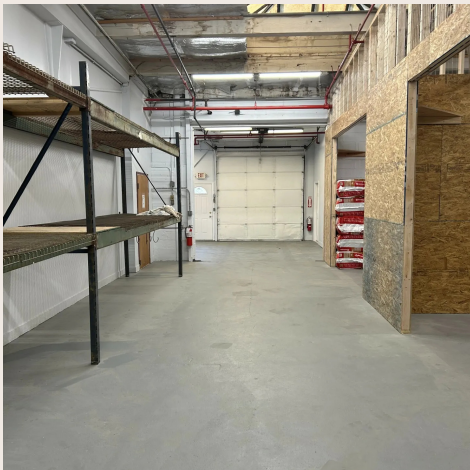
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ADDITIONAL PHOTOS

25 WAREHAM STREET,



**ELLIS
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