

MANUFACTURING WAREHOUSE BRIDGEWATER



OFFERING SUMMARY

Sale Price:	\$2,050,000
Building Size:	30,570 SF
Available SF:	
Lot Size:	2.59 Acres
Price / SF:	\$67.06
Year Built:	1928
Zoning:	CBD
Market:	Boston
Submarket:	Route 3 South Ind

PROPERTY OVERVIEW

30,570 SF manufacturing and warehouse building in Bridgewater containing 26,370 SF warehouse and 4,200 office. The building offers 6 tailboard loading docks, up to 26' clear height, heavy power, and updated office/showroom areas. Perfect for manufacturing or distribution/warehouse

PROPERTY HIGHLIGHTS

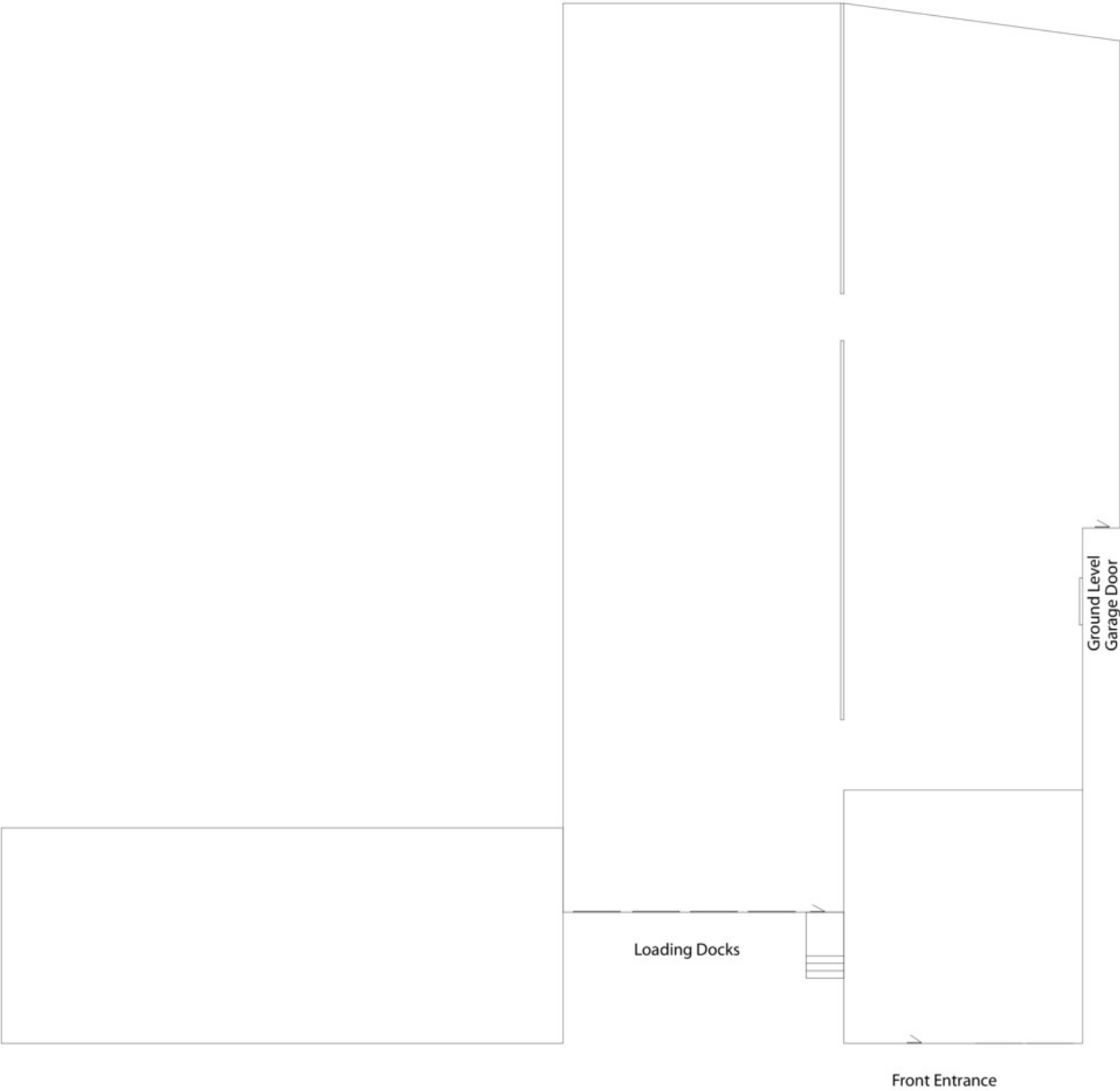
- Fenced in lot
- Updated office/showroom areas.
- Located within walking distance to Bridgewater State University with easy access to Route 18, 28 and 104.

ADDITIONAL PHOTOS

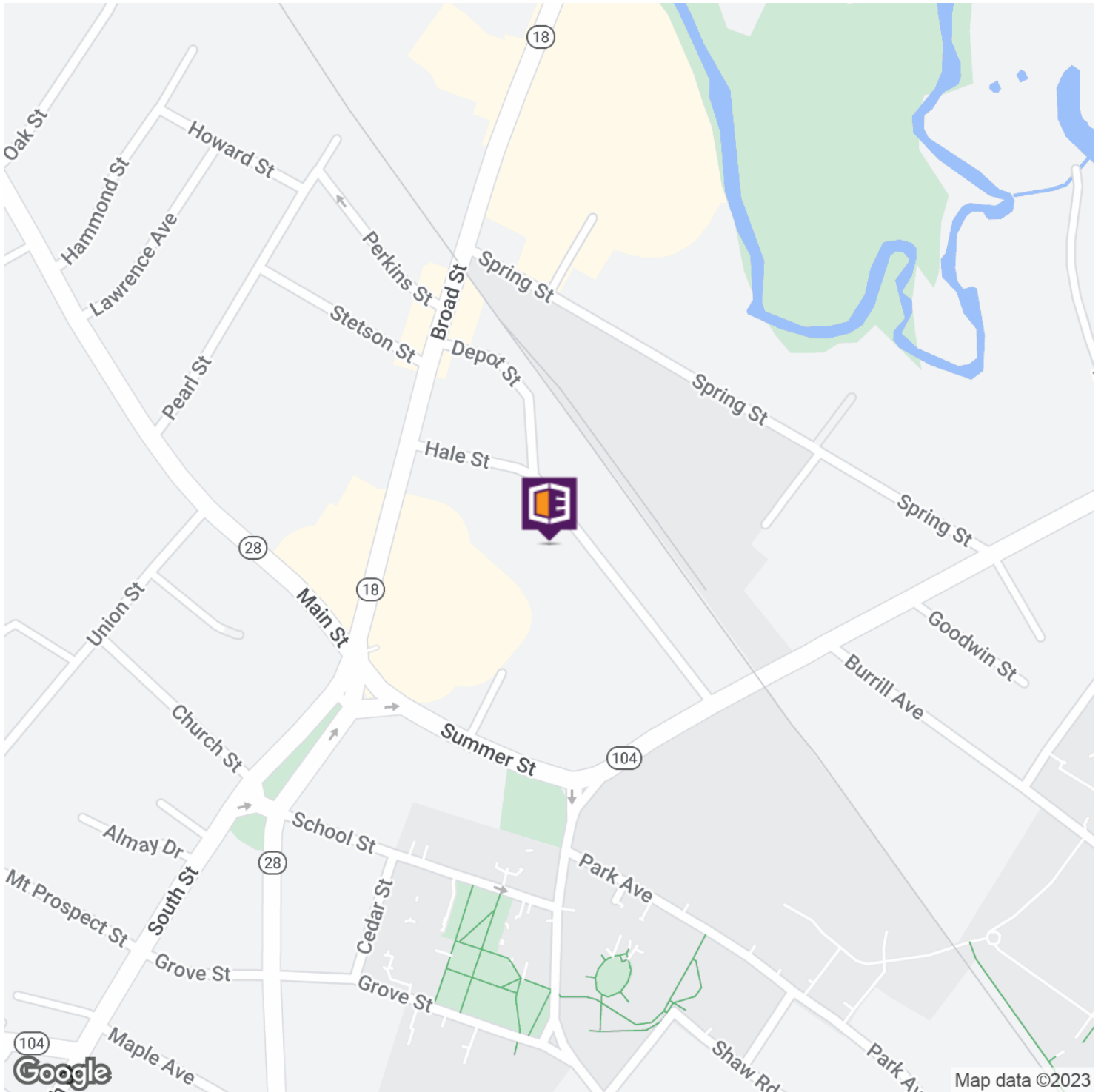
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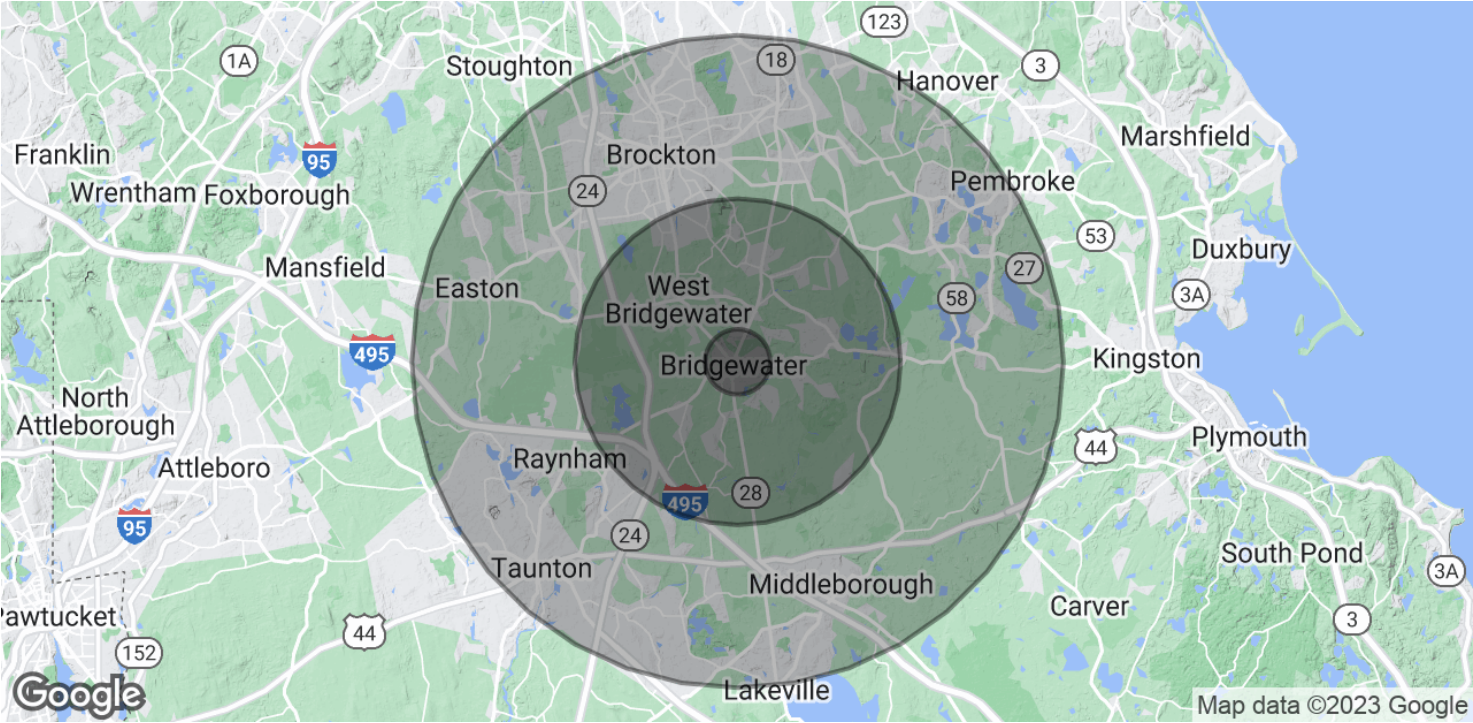
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,531	65,900	344,722
Median age	29.3	37.8	37.3
Median age (Male)	28.2	36.7	36.0
Median age (Female)	29.6	35.7	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,323	20,731	122,020
# of persons per HH	4.2	3.2	2.8
Average HH income	\$81,699	\$87,378	\$75,612
Average house value	\$354,178	\$360,740	\$342,134

* Demographic data derived from 2020 ACS - US Census