EXECUTIVE SUMMARY

# MANUFACTURING WAREHOUSE BRIDGEWATER






## OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | $2,050,000 |
| Lease Rate: | N/A |
| Building Size: | 30,570 SF |
| Available SF: | |
| Lot Size: | 2.59 Acres |
| 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

ELLIS REALTY ADVISORS

DAVE ELLIS
781.919.0800 x701
dave@ellisrealtyadvisors.com

ADDITIONAL PHOTOS

# MANUFACTURING WAREHOUSE BRIDGEWATER



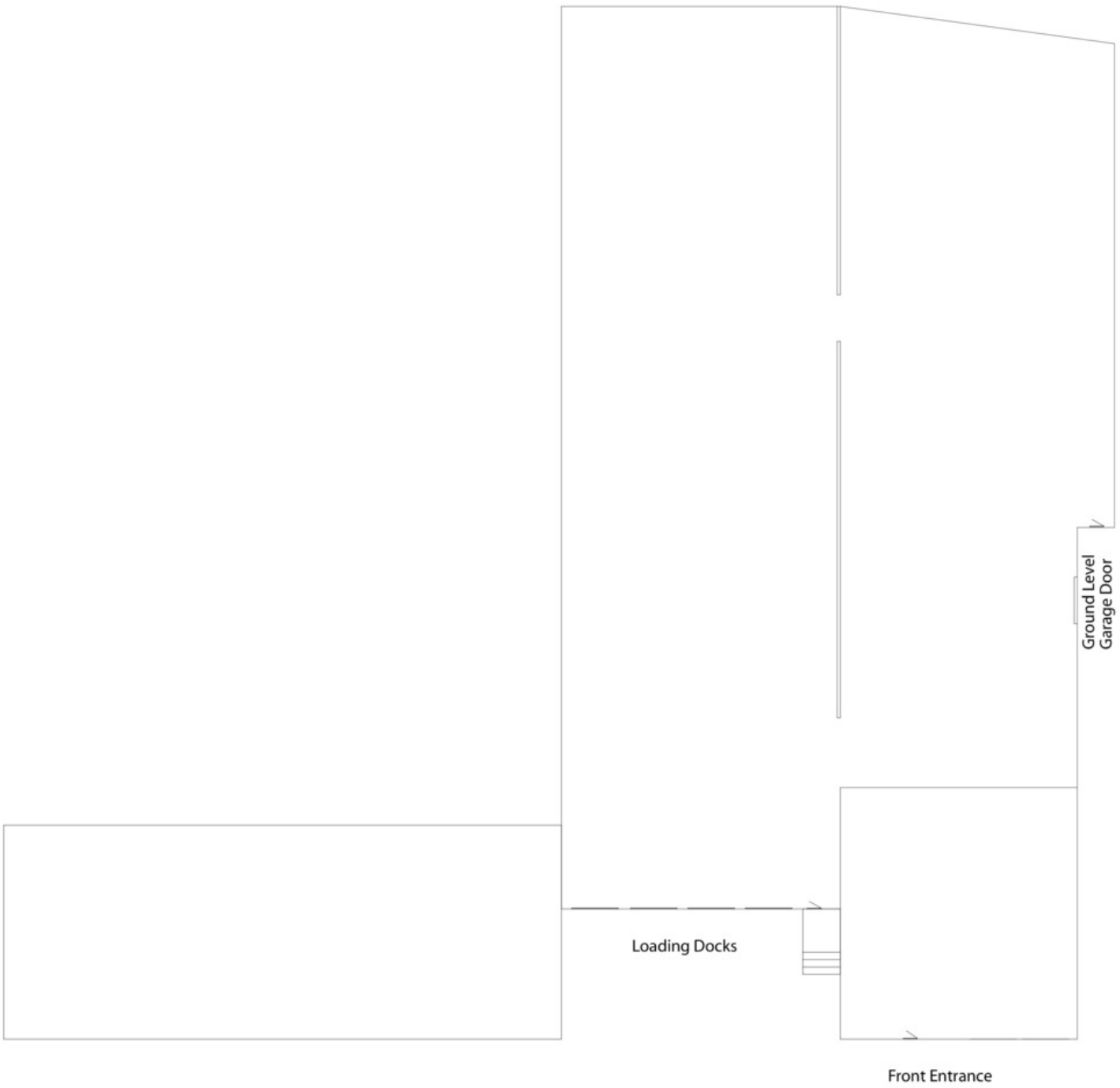




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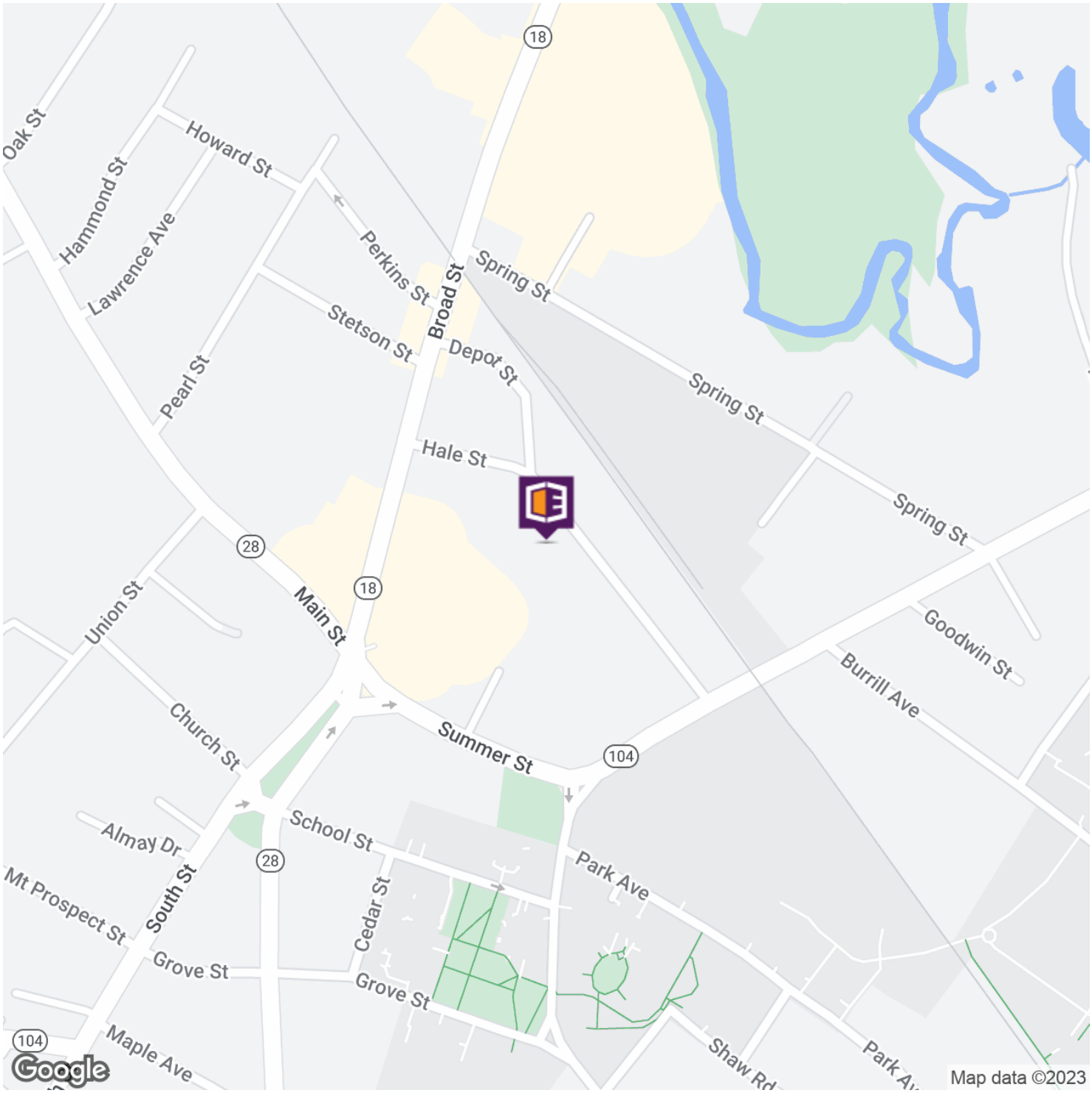
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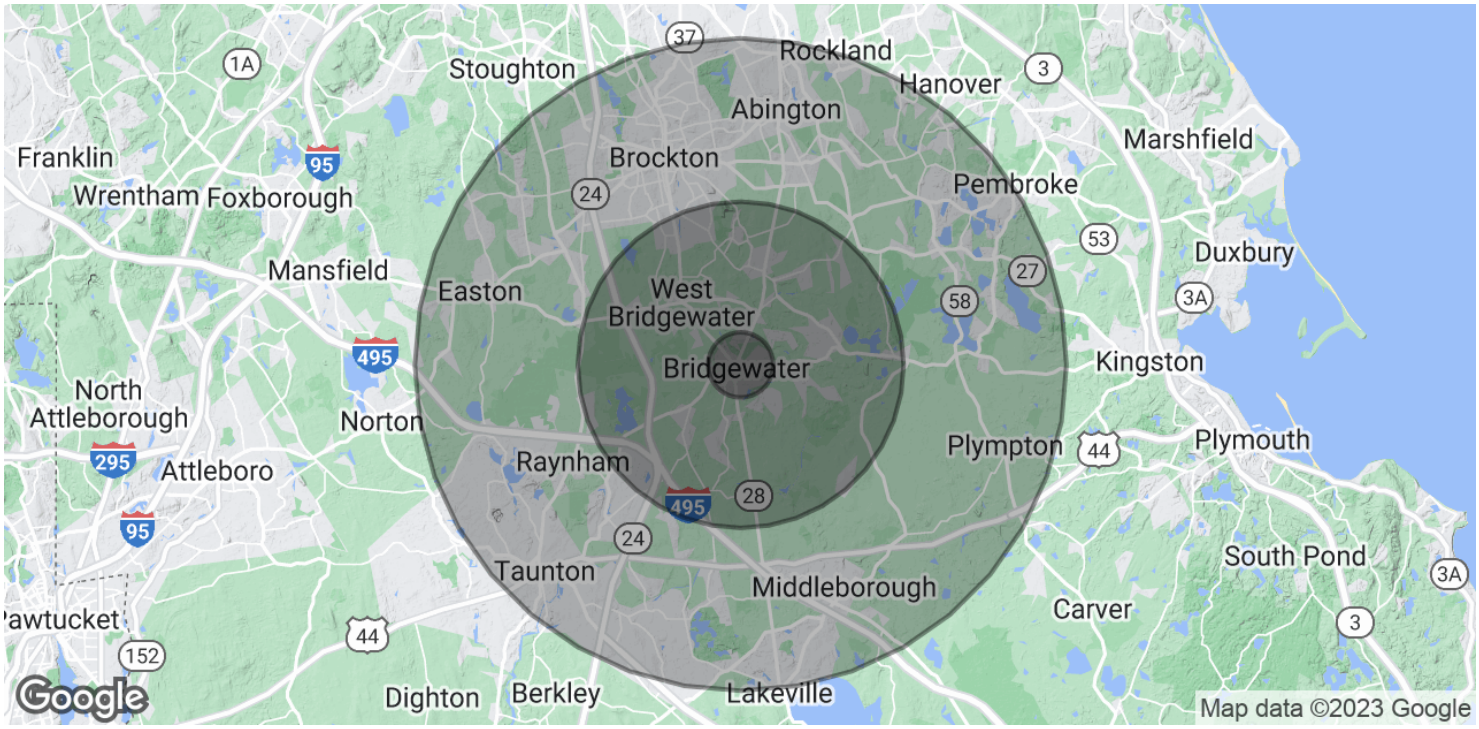
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# MANUFACTURING WAREHOUSE BRIDGEWATER




| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Population | 5,531 | 65,900 | 344,722 |
| Average age | 29.3 | 37.8 | 37.3 |
| Average age (Male) | 28.2 | 36.7 | 36.0 |
| Average 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*

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