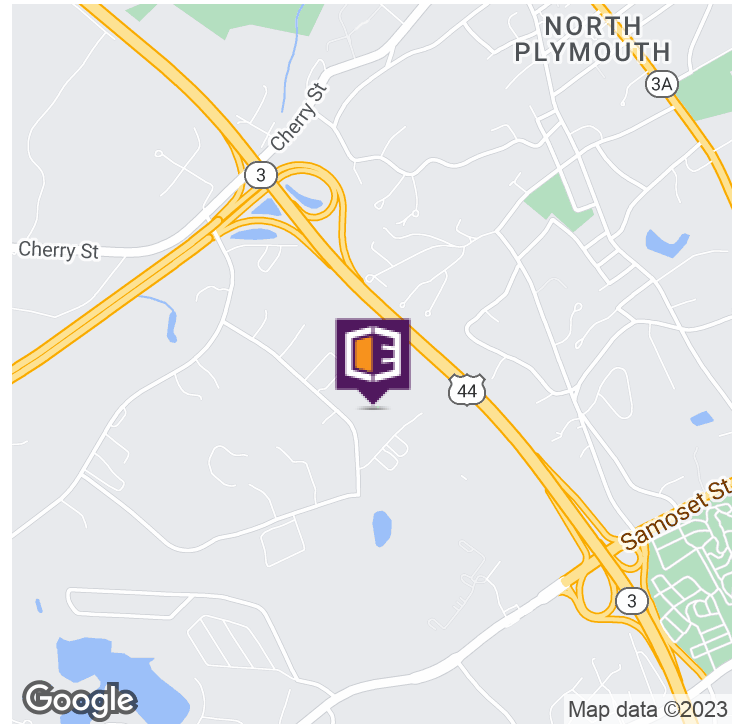


# INDUSTRIAL WAREHOUSE & SHOWROOM



## OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	17,800 SF
Available SF:	
Lot Size:	2.65 Acres
Price / SF:	\$109.55
Zoning:	LI
Submarket:	Route 3 South

## PROPERTY OVERVIEW

17,800 SF Industrial Warehouse on 2.65 Acres of land in the Plymouth Industrial Park. Many recent upgrades including power, showroom/office buildout, hydraulic leveler, windows, etc. Ample parking, secure outside storage and potential expansion. Building could be subdivided and expanded for additional parking/loading.

## PROPERTY HIGHLIGHTS

- 17,800 SF Building
- Secure Outside Storage
- Drive-in and Loading Dock
- Easily sub-dividable
- Seller willing to leaseback office



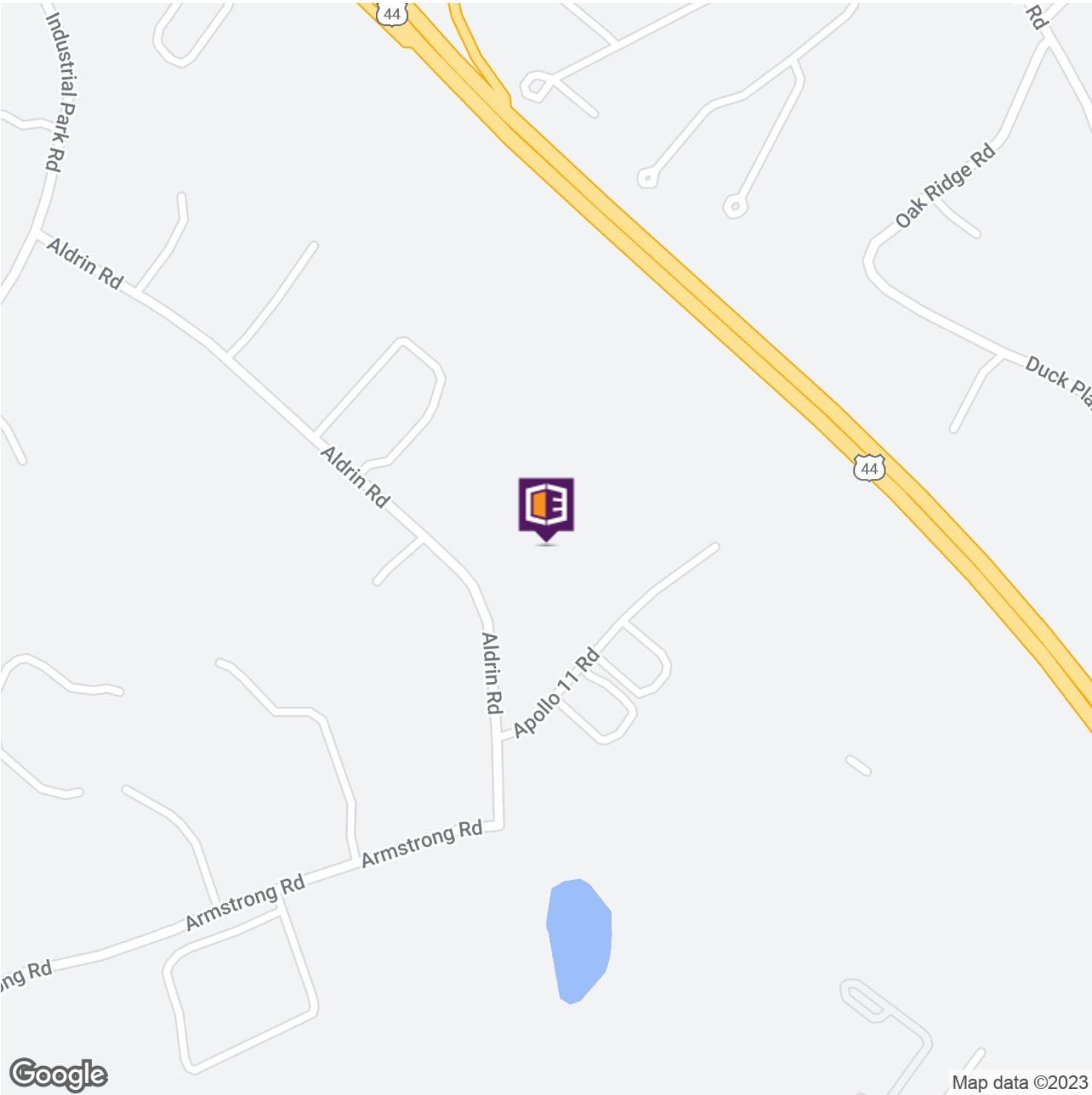
ADDITIONAL PHOTOS

# INDUSTRIAL WAREHOUSE & SHOWROOM

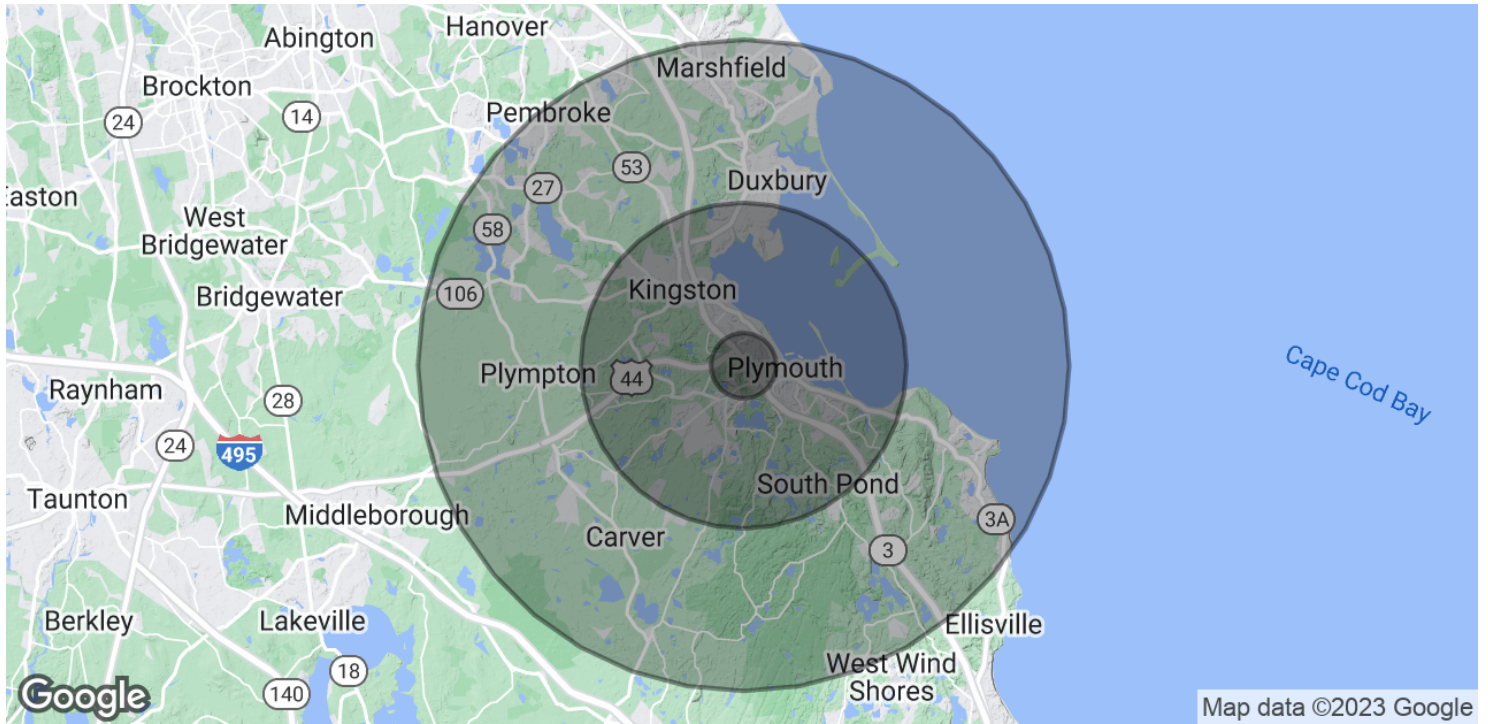




# INDUSTRIAL WAREHOUSE & SHOWROOM



# INDUSTRIAL WAREHOUSE & SHOWROOM



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,311	39,507	106,056
Average age	41.2	42.1	41.9
Average age (Male)	39.0	41.0	40.8
Average age (Female)	42.7	43.0	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,433	15,135	39,032
# of persons per HH	2.3	2.6	2.7
Average HH income	\$75,398	\$96,546	\$98,417
Average house value	\$323,842	\$400,390	\$436,205

\* Demographic data derived from 2020 ACS - US Census