

25 COMMERCIAL DRIVE

WRENTHAM, MA



Located on Route 1 less than a
mile from Route 495



28,079 SF

ON 1.45 ACRES
FLEX/OFFICE/WAREHOUSE
BUILDING FOR SALE

- FLEX/OFFICE/WAREHOUSE BUILDING
- PROMINENT VISIBILITY ON ROUTE 1
- LOCATED LESS THAN A MILE FROM I-495

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

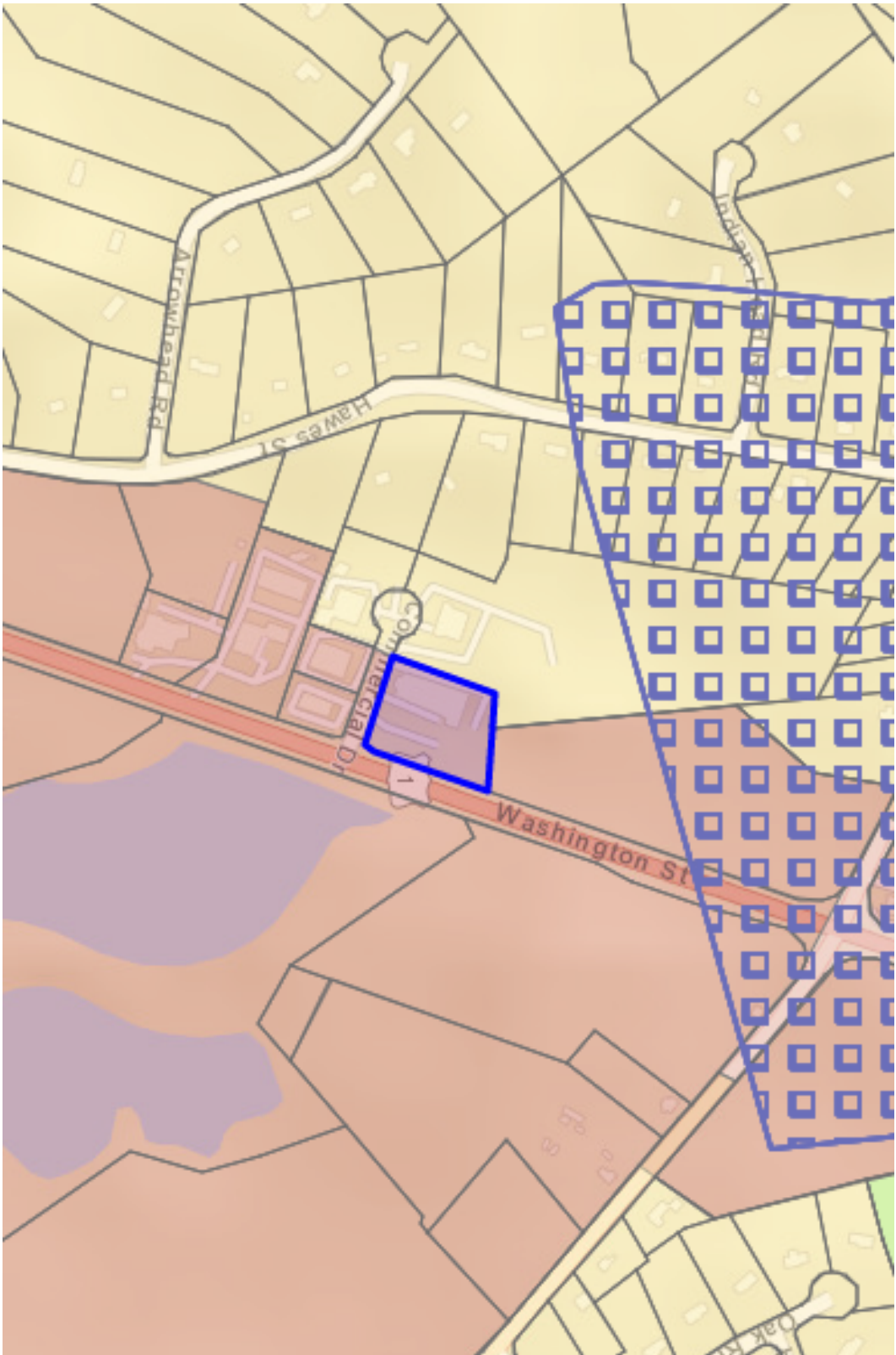
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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS		PROPERTY OVERVIEW			
SALE PRICE:	\$2,000,000	- MIXED USE BUILDING WITH OFFICE - AIR-CONDITIONED R&D AND WAREHOUSE SPACE - GREAT OWNER/USER BUILDING - CONVENIENTLY LOCATED OFF ROUTE 1 AND CLOSE TO I-495 AND I-95			
BUILDING SIZE:	28,079 SF				
INDUSTRIAL SPACE:	13,200 SF				
OFFICE/MEZZANINE SPACE:	14,879 SF				
LOT SIZE:	1.45 ACRES	DEMOGRAPHICS			
LOADING:	3 DRIVE-INS	TOTAL HOUSEHOLDS	681	22,512	108,239
	1 TAILBOARD	TOTAL POPULATION	1,755	62,652	299,967
YEAR BUILT:	1976	AVERAGE HH INCOME	\$102,263	\$106,218	\$103,913
ZONING:	C-1				
POWER:	1200 AMP/480 VOLT/3 PHASE				

SITE PLAN

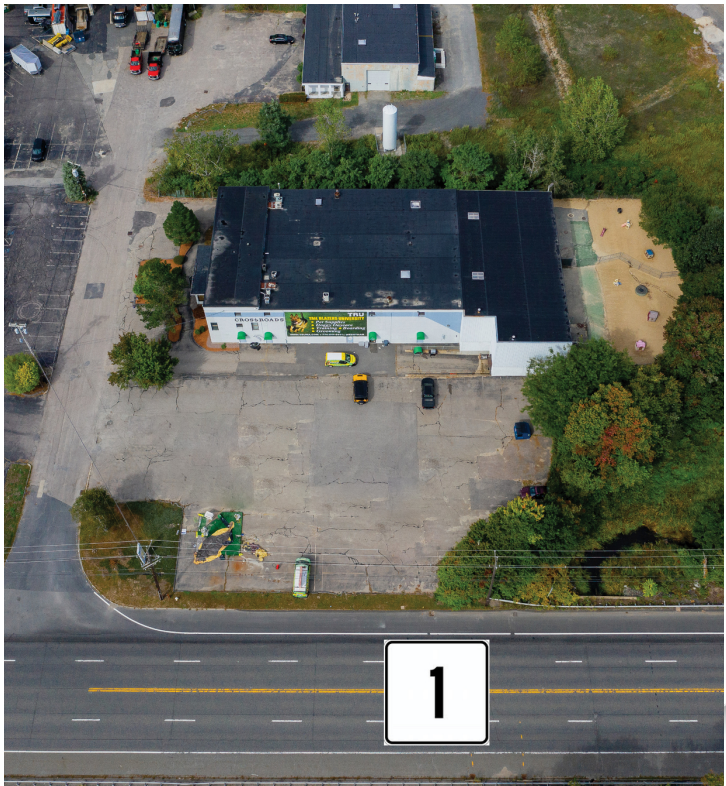


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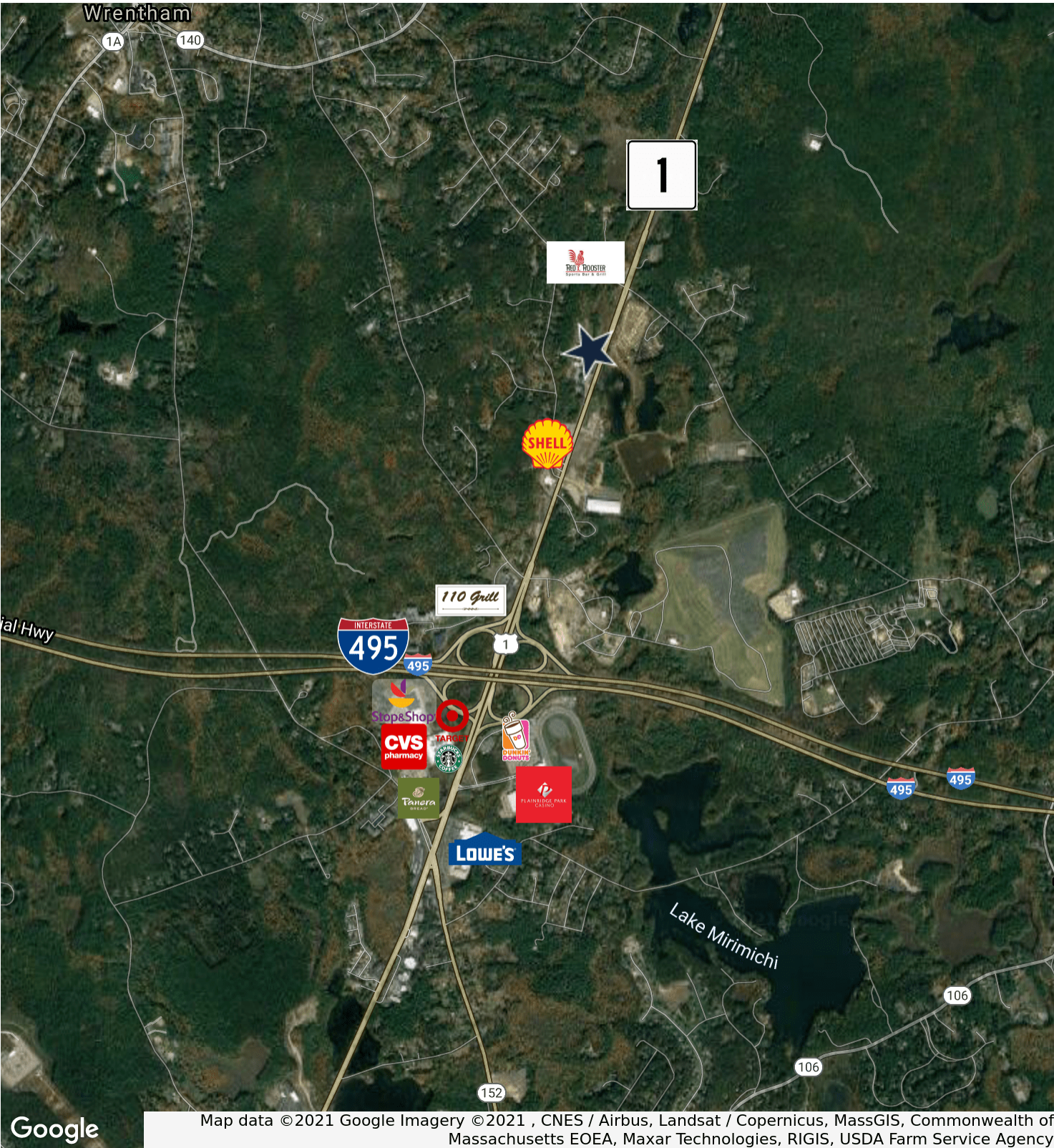
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THE STUBBLEBINE COMPANY
ONE CRANBERRY HILL | LEXINGTON, MA
STUBBLEBINECOMPANY.COM

ADDITIONAL PHOTOS



LOCATION MAPS



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CONTACT:

CHRIS MICHNIEWICZ 774.994.1698
DAVID STUBBLEBINE 617.592.3391
JAMES STUBBLEBINE 617.592.3388
DAVID BERMAN 857.362.0152

CHRIS@STUBBLEBINECOMPANY.COM
DAVID@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
DBERMAN@STUBBLEBINECOMPANY.COM

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