

# 109 WASHINGTON STREET

PLAINVILLE, MA



1

## 40,440 SF

SINGLE STORY INDUSTRIAL  
BUILDING FOR SALE



- SIGNIFICANT EXISTING CASH FLOW FROM SHORT TERM LEASES
- HIGH VISIBILITY ON ROUTE 1
- CLOSE PROXIMITY TO I-495 AND I-95
- NO COLUMNS
- APPROVED USES: RECREATION, RETAIL

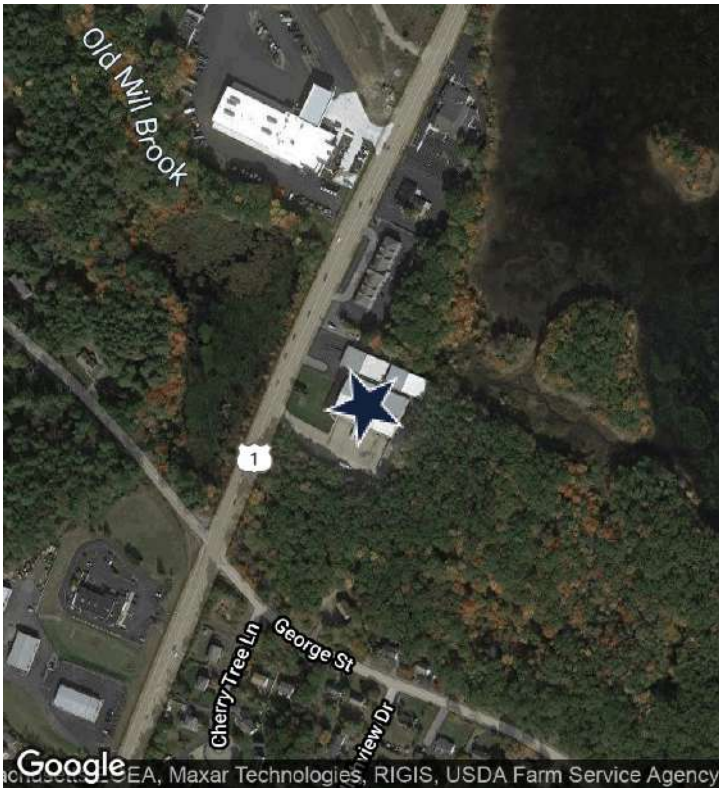
EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY SPECIFICATIONS

BUILDING SIZE	40,440 SF
AVAILABLE	7,200 SF
LAND AREA	3.5 ACRES
WATER/SEWER	TOWN
PARKING	AMPLE; OVERSIZE PAVED LOT
ZONING	CB
CEILING HEIGHT	16'-30' CLEAR
YEAR BUILT	1981
HEAT	PROPANE
POWER	400 AMPS/240 V/3 PHASE
SPRINKLER	100%   WET SYSTEM
TAXES	\$0.92/SF (2019)
NOI	AVAILABLE UPON REQUEST*
PRICE	\$3,200,000

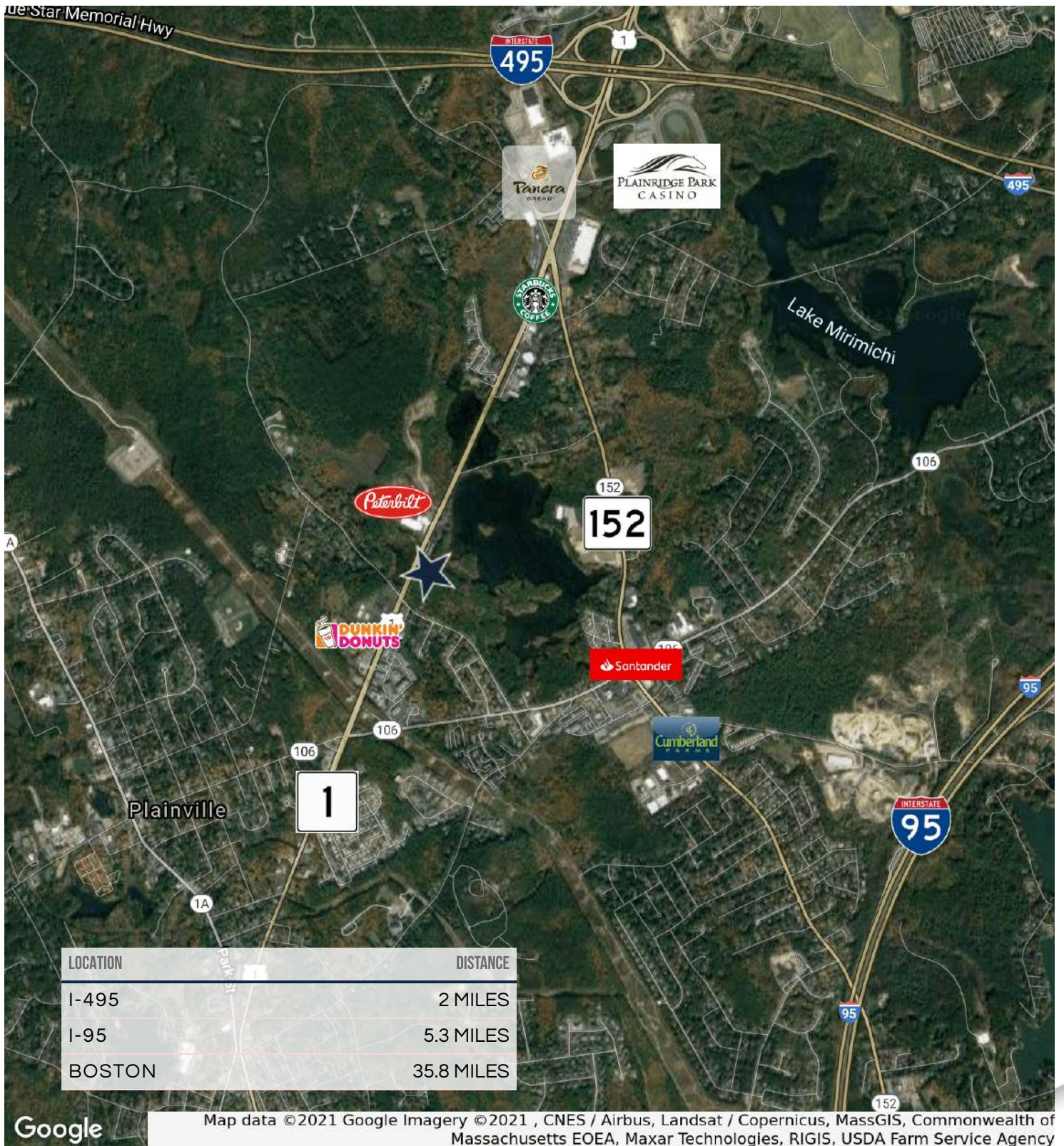
## ADDITIONAL PHOTOS





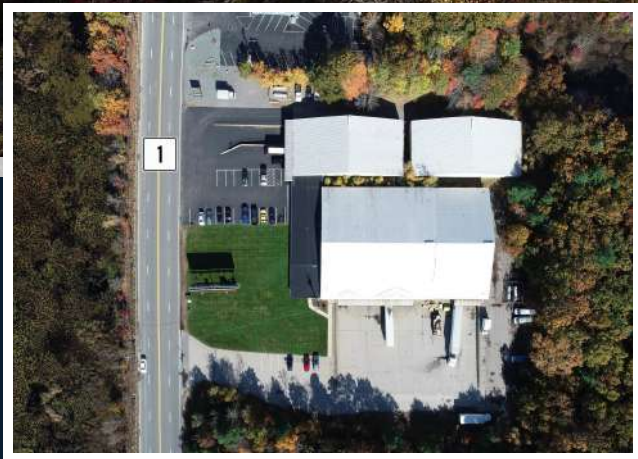


## LOCATION MAPS



# 109 WASHINGTON STREET

PLAINVILLE, MA



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