

355 WAREHAM STREET

MIDDLEBORO, MA



18,644 SF

COMPRISED OF THREE (3)
BUILDINGS ON 2.37 ACRES
FOR SALE

CONTACT:

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

18,644 SF Comprised of Three (3) Buildings on 2.37 Acres For Sale

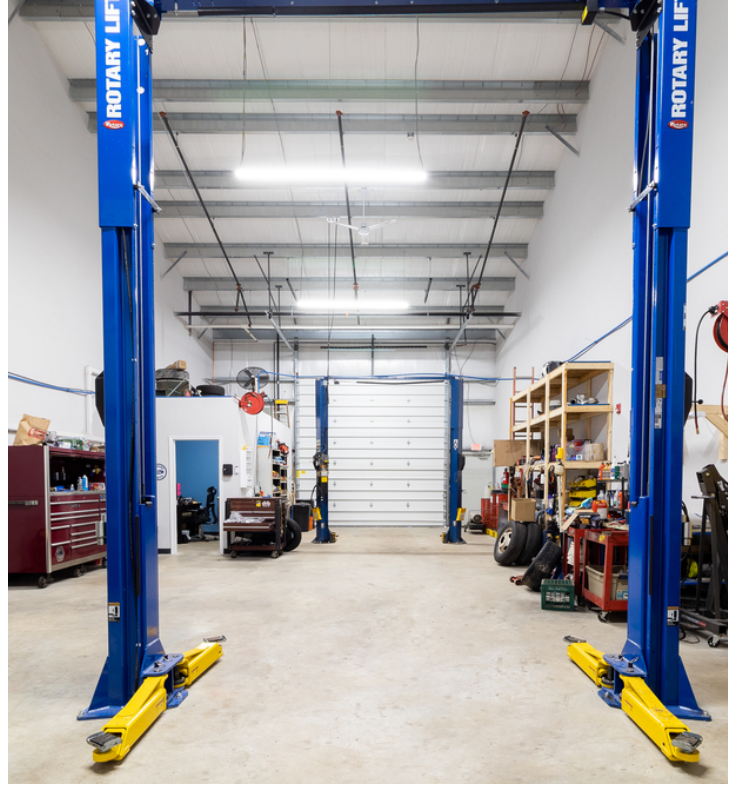
PROPERTY HIGHLIGHTS

- 12 Fully Leased Contractor Bays
- Value Add Opportunity
- Located 1.5 miles from 495

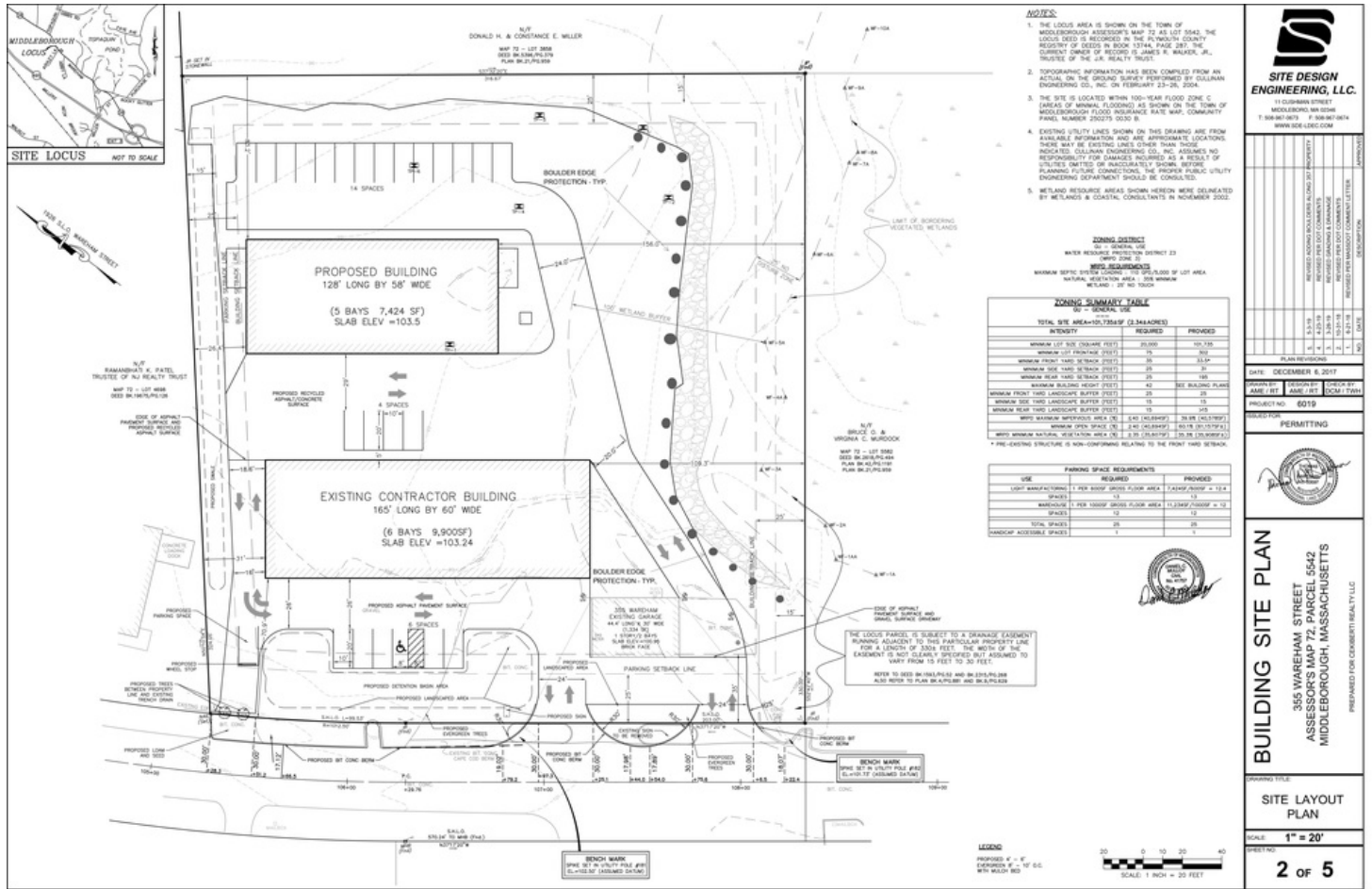
OFFERING SUMMARY

LOT SIZE:	2.37 Acres
BUILDING SIZE:	18,644 SF
LOADING:	Twelve (12) Drive-in Doors
RE TAXES:	\$0.70/SF (2020)
SALES PRICE:	\$3,250,000

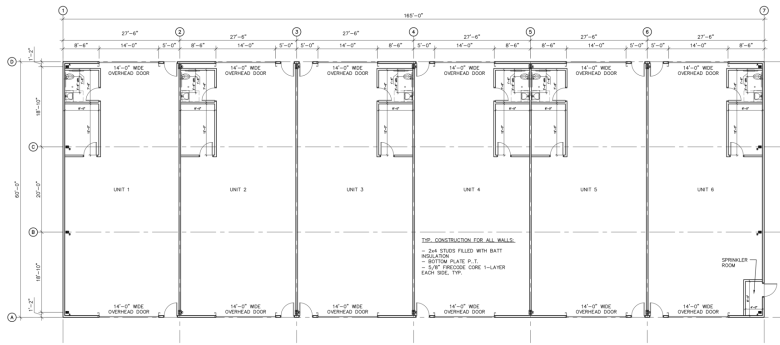
ADDITIONAL PHOTOS



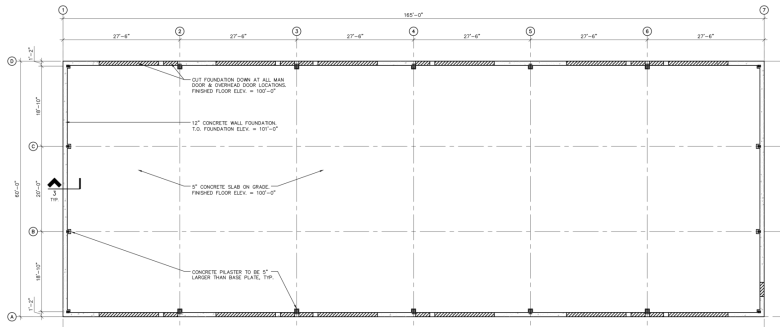
SITE PLAN



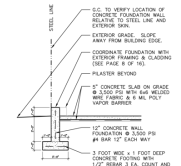
FLOOR PLAN



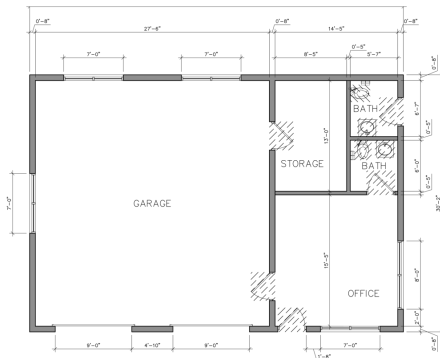
1 PLAN - PROPOSED
SCALE: 1/8"=1'-0"



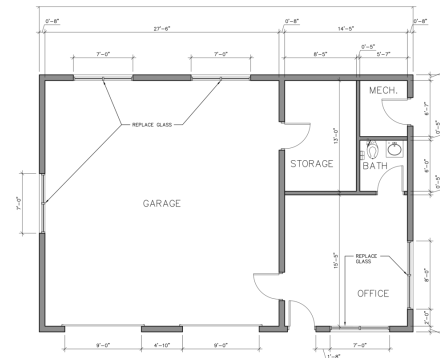
2 FOUNDATION PLAN - PROPOSED
SCALE: 1/8"=1'-0"



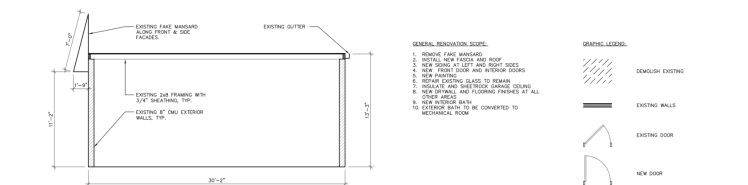
3 FOUNDATION DETAIL
SCALE: 1/4"=1'-0"



1 PLAN - EXISTING & DEMOLITION
SCALE: 1/4"=1'-0"



2 PLAN - PROPOSED
SCALE: 1/4"=1'-0"



3 SECTION / DETAIL
SCALE: 1/4"=1'-0"

NEW PRE-FAB & EXISTING BUILDING RENOVATION

355 WAREHAM STREET
MIDDLEBOROUGH, MA

Conner Design
architectural interior visualization

53 Terminal Street
Bldg #2, 2nd Floor
Charlestown, MA 02129
877.241.8200
877.241.8222 fax

Project No: 1753
Issue Date: 03-23-2017

Revision	No.	Date	Description
1	00-20-17	G.C. Comments	

1ST FLOOR
PROPOSED PLAN AND FOUNDATION PLAN
SCALE AS NOTED

A100

NEW PRE-FAB & EXISTING BUILDING RENOVATION

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MIDDLEBOROUGH, MA

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EX. BUILDING RENOVATION
PLANS & DETAIL
SCALE AS NOTED

A101

RENT ROLL

355 Wareham Middleboro, MA

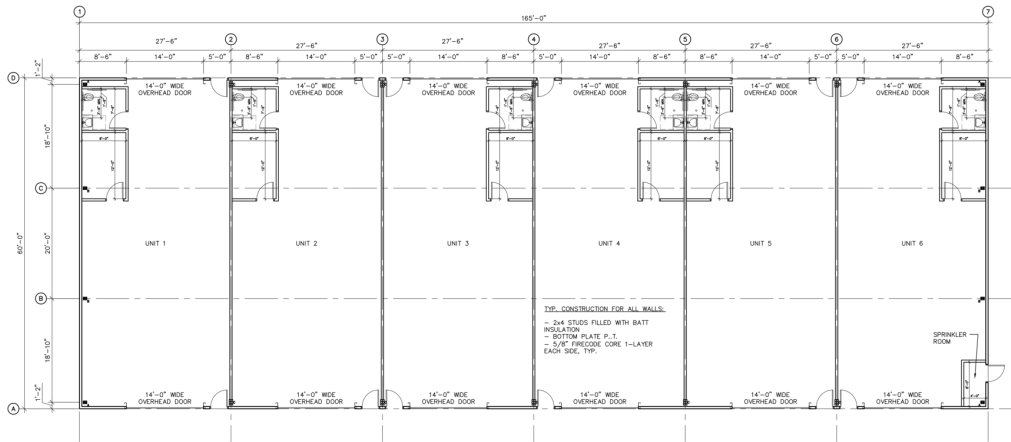
Rent Roll

Tenant	SF	Rent/SF	Monthly Rent	Annual Rent
Unit 1 - Sanon's Auto	1,650	\$12.36	\$1,700.00	\$20,400.00
Unit 2 - Adam Kyle	1,650	\$10.91	\$1,500.00	\$18,000.00
Unit 3 - NE Total Basement	1,650	\$12.36	\$1,700.00	\$20,400.00
Unit 4 - Smokeclean	1,650	\$10.18	\$1,400.00	\$16,800.00
Unit 5 - Petri Automotive	1,650	\$12.36	\$1,700.00	\$20,400.00
Unit 6 - Mass Hops	1,650	\$14.55	\$2,000.00	\$24,000.00
Unit 7 - BJC	1,320	\$16.36	\$1,800.00	\$21,600.00
Unit 8 - Chris Cardoso	1,485	\$12.12	\$1,500.00	\$18,000.00
Unit 9 - High Power Motorsports	1,485	\$12.12	\$1,500.00	\$18,000.00
Unit 10 - Almanzar Autoclinic	1,485	\$12.93	\$1,600.00	\$19,200.00
Unit 11 & 12 - FedEx Contractor	2,969	\$12.93	\$3,200.00	\$38,400.00

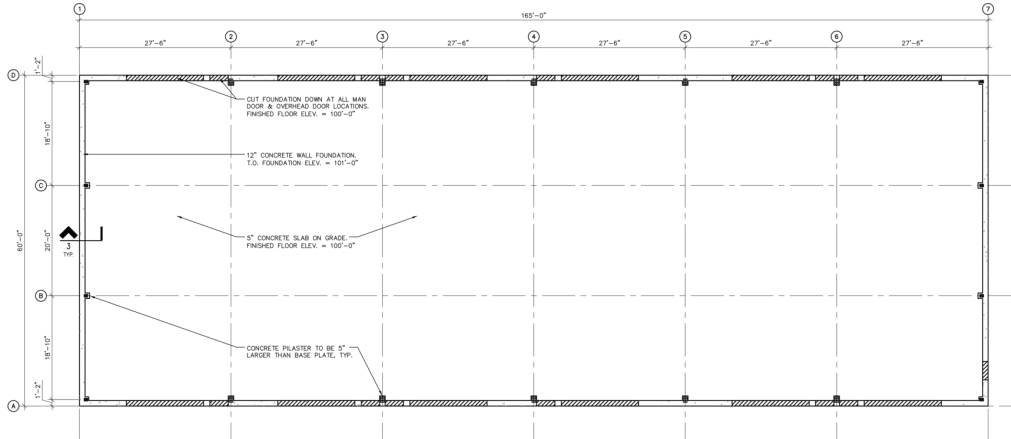
Totals	<u>18,644</u>		<u>\$19,600.00</u>	<u>\$235,200.00</u>
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RE Insurance	\$	5,669.00
RE Taxes	\$	13,050.80
Net Operating Income	\$	216,480.20

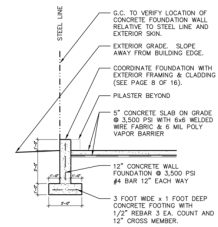
FLOOR PLANS



1 PLAN - PROPOSED
SCALE: 1/8"=1'-0"



2 FOUNDATION PLAN - PROPOSED
SCALE: 1/8"=1'-0"



3 FOUNDATION DETAIL
SCALE: 1/4"=1'-0"

**NEW PRE-FAB
& EXISTING
BUILDING
RENOVATION**

355 WAREHAM STREET
MIDDLEBOROUGH, MA



Conner Design
architecture interiors visualization
50 Terminal Street,
Box 42, 6th Floor
Charlestown, MA 02129
617.241.8300
617.241.8302 fax

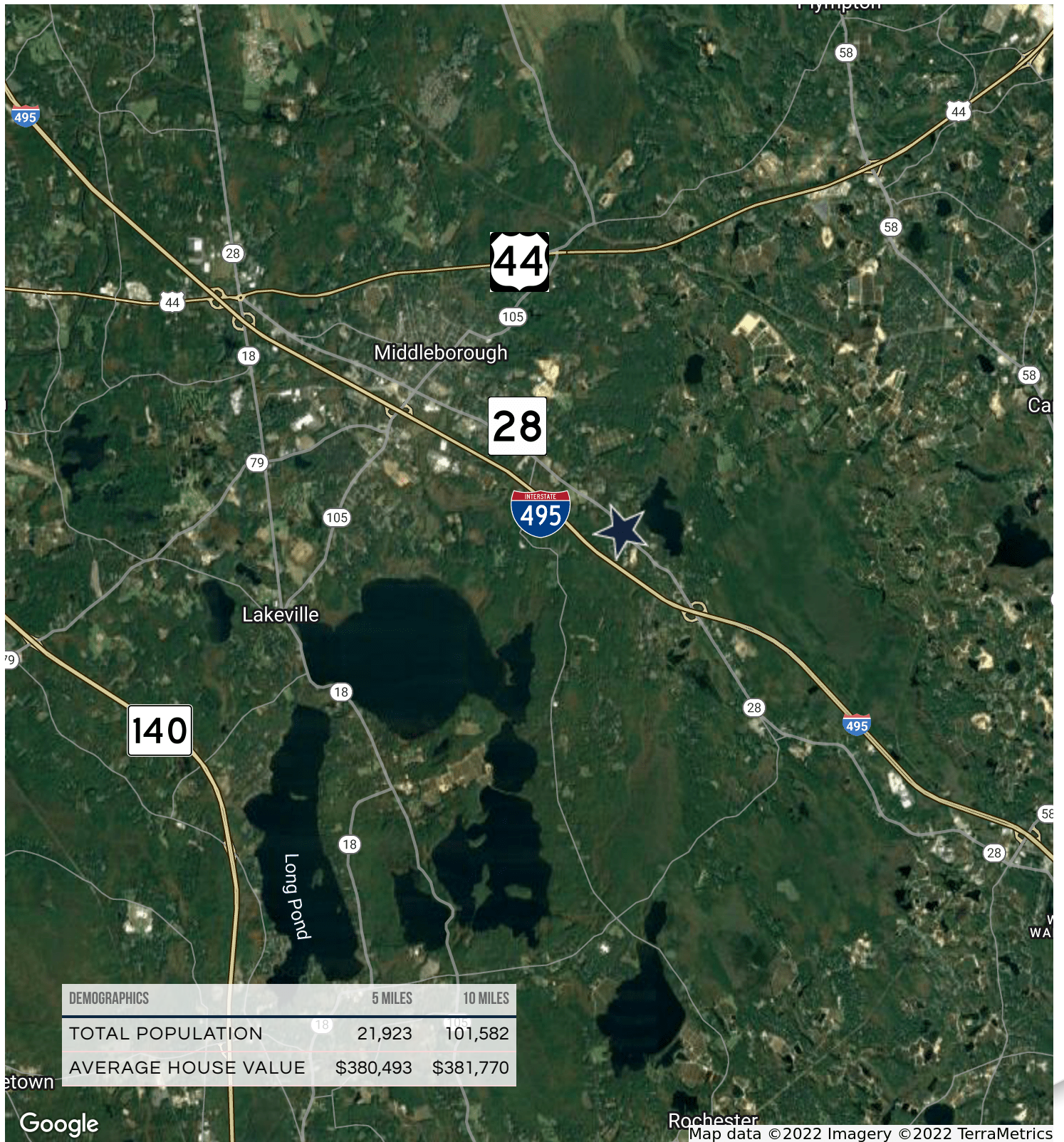
Project No: 1105
Issue Date: 05-23-2017

Revisions	Description
No. Date	
1 05-31-17	G.C. Comments

1ST_FLOOR
PROPOSED_PLAN
AND
FOUNDATION_PLAN
SCALE AS NOTED

A100

LOCATION MAP



355 WAREHAM STREET

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