

55 BRISTOL DRIVE

SOUTH EASTON, MA



85,000 SF

CLASS A WAREHOUSE

- 23' Clear Height
- 5.48 Acres (large paved lot)
- 1.5 Miles to Route 24

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

85,000 SF Warehouse with 6,000 SF Mezzanine Office Space for Lease

PROPERTY HIGHLIGHTS

- Office: 11 Private offices, one conference room, server room, kitchenette and cubicle space for approximately 20 workstations
- Space available October 2022

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,213	3,723	10,168
TOTAL POPULATION	3,368	11,332	28,865
AVERAGE HH INCOME	\$106,334	\$117,529	\$118,790

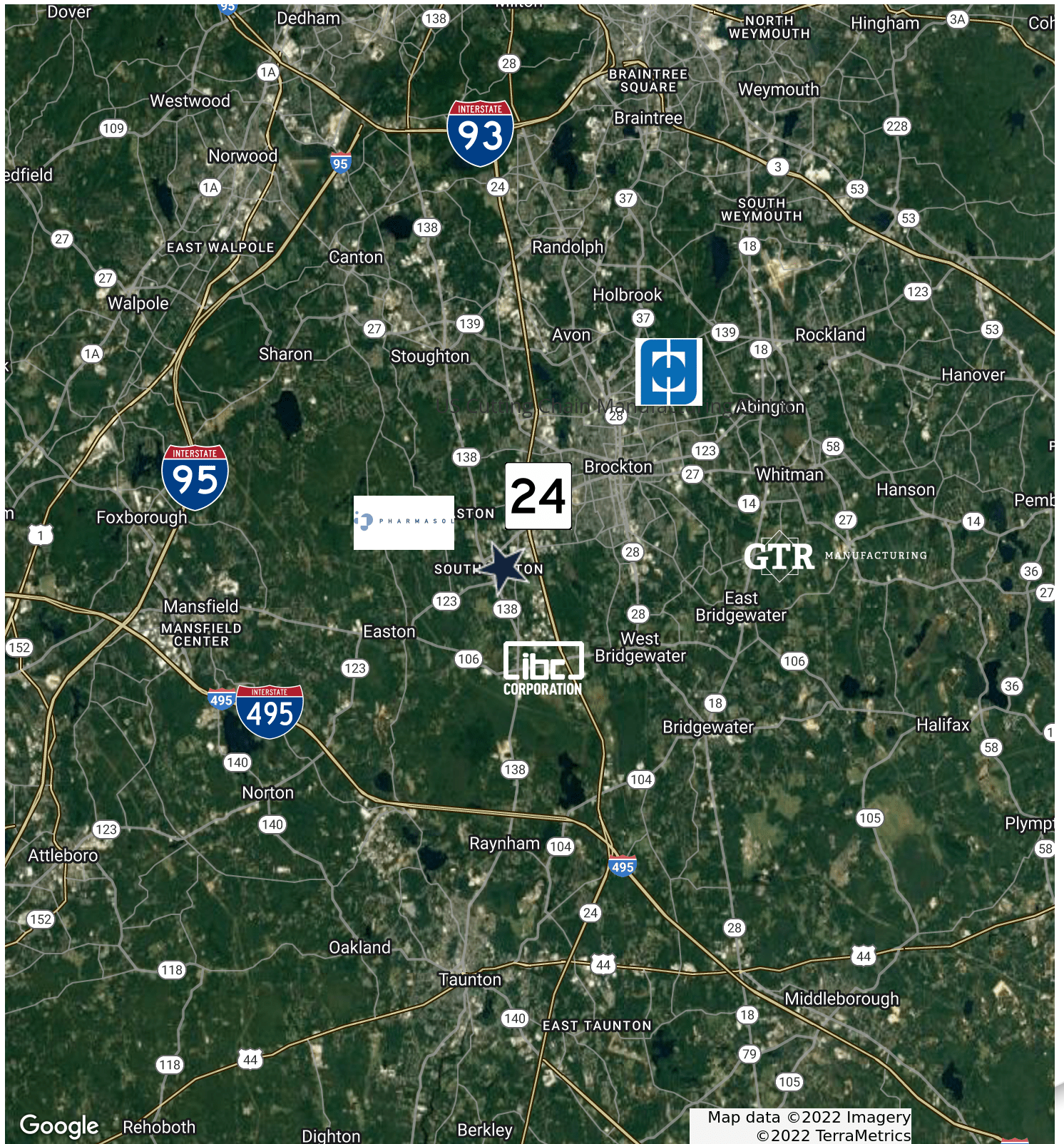
OFFERING SUMMARY

BUILDING SIZE:	85,000 SF
ACREAGE:	5.48 acres (large paved lot)
CLEAR HEIGHT:	23' clear
COLUMN SPACING:	50' X 25'
LOADING:	Six (6) drive in doors (3 are drive-ins for 53' tractor trailers) Two (2) tailboard dock (one interior)
POWER:	480V, 12,000 amps, 3 phase (2X40 KVA transformers)
HEAT:	Natural gas radiant heaters
WATER/SEWER:	Town/ septic
SPRINKLER:	Dry system
RENTAL RATE:	Market

ADDITIONAL PHOTOS



RETAILER MAP



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