



590 SUMMER ST

ROCKLAND, MA

10,065 SF | FOR SALE

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
ADVISOR BIOS	14

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Stubblebine Company in compliance with all applicable fair housing and equal opportunity laws.

An aerial photograph of a property, likely a residential or commercial site, with a swimming pool, a parking lot filled with cars, and several buildings. The image is dark and semi-transparent, serving as a background for the text.

PROPERTY INFORMATION

SECTION 1

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Address:	590 Summer St, Rockland, MA
Building Size:	10,065 SF
Acres:	1.6 Acres
NOI:	\$102,000
Zoning:	Residential 2 (R2)
Year Built:	1965

OFFERING OVERVIEW

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to present 590 Summer St, Rockland, MA (the "Property") to the marketplace.

590 Summer St, Rockland, MA is a fully-leased, quality 10,065 SF manufacturing building located on 1.6 acres of Residential-2 (R2) land. It features modern office space, with 2 10'x12' drive-in doors, and a large yard area.

PROPERTY DESCRIPTION



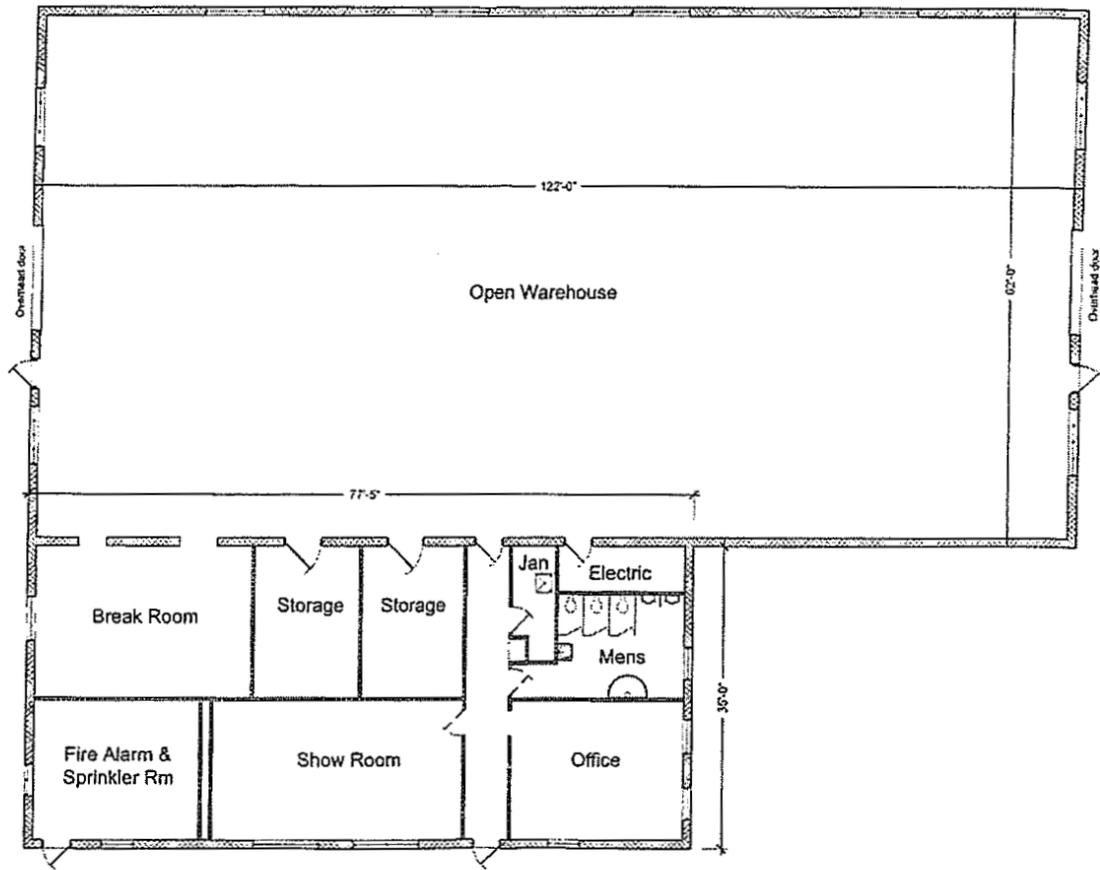
PROPERTY SPECIFICATIONS

Construction:	Masonry
Stories:	1
Utilities:	Town Water and Sewer
Electric:	200 Amps/3 Phase
Parking:	20 Spaces
Loading:	2 Drive-in Doors (10'x12')
Clear Height:	14'
Lighting:	LED
Sprinkler:	Wet system
HVAC:	Heat in the warehouse Heat/AC in office

INTERIOR PHOTOS



FLOOR PLAN



3/32" = 1'-0"

November 1, 2011

EXISTING CONDITIONS A02
590 Summer Street Rockland, MA

JRA Architecture Planning & Design Inc.



An aerial photograph of a large, single-story building complex, possibly a school or institutional facility, with a parking lot in front. The image is dark and semi-transparent, serving as a background for the text. The building has a flat roof and several windows. A parking lot with several cars is visible in the foreground. The surrounding area is filled with trees and some other buildings in the distance.

LOCATION INFORMATION

SECTION 2

LOCAL MAP

WARMINGTON
FURNITURE

MORPHEUS

123

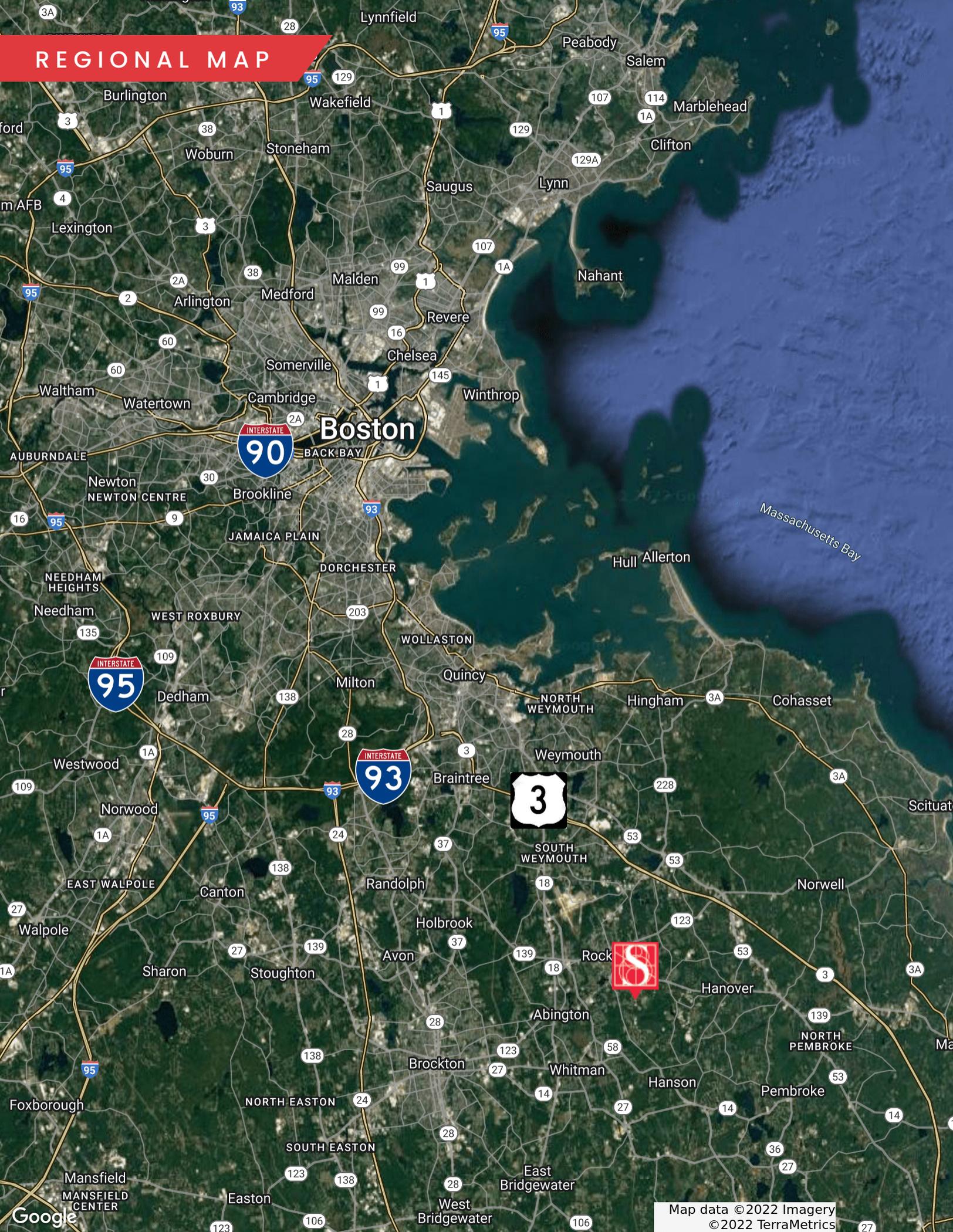
Rockland

139

WEST HANOVER



REGIONAL MAP



ROCKLAND OVERVIEW

ABOUT

Rockland was populated by European settlers in 1673, but it was not until 1874 that it was incorporated into its own township. Named for its rocky topography, it was recognized early on as an ideal location for industrial purposes. It has a vibrant history in the early industrial era, where it was primarily known for its many shoe manufacturers. During the Civil War, the town of Rockland aided in the shoe production for most of the Union Army.

Today, many of those same shoe mills are now used for art galleries and various event venues. In fact, the Emerson Shoe Company's old building became a sort of local mecca for artists and creatives, becoming recognized nationally for its historic status.

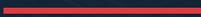
Today, there are 17,771 residents and 6,654 households, with a median household income of \$90,315.

Rockland has proximity to Route 3, which connects to I-93, and I-95. It also boasts excellent accessibility to the entire South Shore and Cape region.





FINANCIAL ANALYSIS



SECTION 3

FINANCIAL SUMMARY

TENANT RENT

CAPTURE SOLAR, LLC	\$42,000
ENVIRONMENTAL & ENERGY SOLUTIONS, INC.	\$60,000
NET INCOME:	\$102,000

TENANT EXPENSES

INSURANCE:	\$4,200
UTILITIES:	\$6,623
TAXES:	\$11,269
TOTAL GROSS INCOME:	\$124,092
NET OPERATING INCOME:	\$102,000



ADVISOR BIOS

SECTION 4



JAMES STUBBLEBINE

Principal

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PROFESSIONAL BACKGROUND

A graduate of Wheaton College, James serves as a company principal and director, and has specialized in user sales and leases of both industrial and R&D properties in Northwest Boston, Metrowest and New Hampshire since 1991. A sampling of the numerous large industrial companies that James has represented includes The Gutierrez Company, Alpha Industries, Hudson RPM, Regency Transportation, Nasoya Foods and Worthen Industries.

James has, on several occasions, attained the Commercial Broker Association Platinum Level, the highest ranking level based on aggregate sales and leasing volume. In addition, he has received the distinction of being ranked among the Top 20 leasing brokers based on total aggregate lease transaction volume.



DAVID STUBBLEBINE

Principal

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PROFESSIONAL BACKGROUND

After graduating from Wheaton College in Illinois in 1986, David co-founded The Stubblebine Company along with the late Robert D. Stubblebine in 1987. In addition to serving as a company principal and director, David specializes in selling and leasing large flex and single-story industrial vacant and investment properties throughout New England primarily in the Suburban Boston market. David has represented numerous large corporations including Coca Cola, Textron Defense Systems, Cincinnati Milacron, Massachusetts School of Law, Compaq Computer, Constar, The Paper Store, Ryerson Steel, American Power Conversion, and Interstate Container, Imperial Distributors, Future Foam, Seaboard Box and Imperial Distributors.

David leads a high-profile sales team that has over 80 throughout New England. In 2003, David attained the Commercial Broker Association Platinum Level, the highest ranking level based on aggregate sales and leasing volume. In addition, he has achieved the distinction of Power Brokers in being ranked among the Top 20 Industrial leasing brokers in 2004, 2007, 2008, 2011, 2012, 2013, 2016, 2017 and 2018 based on total aggregate lease transaction volume for those calendar years. David has completed transactions with an extensive list of high profile companies.

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