

# 198 SOUTH MEADOW ROAD

PLYMOUTH, MA

FOR SALE | 11,900 SF INDUSTRIAL BUILDING ON 1.31 AC

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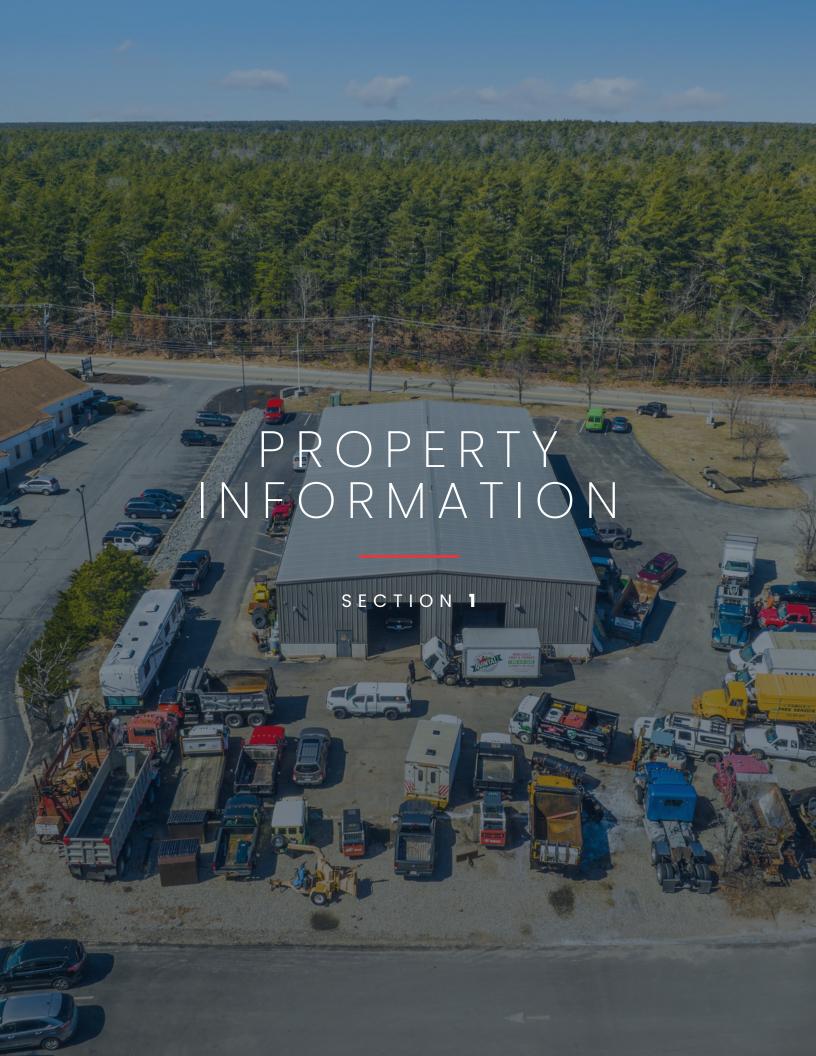
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#### OFFERING SUMMARY

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to present 198 South Meadow Road, Plymouth, MA (the "Property" to the marketplace.

198 South Meadow Road, Plymouth, MA is a quality 11,900 SF Industrial building located on 1.31 acres of Airport (AP) zoned land, which has many industrial and commercial uses. It features 4,200 SF of attractive office space, and 4 drive-in doors.

#### PROPERTY SUMMARY

RBA:		11,900 SF (4 which	4,200 SF of h is office)
Lot Size:			1.31 Acres
Loading:	4 Drive-In Doors (12' x 14')		
Zoning:	Airport (AP)		
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	16,226	55,190	123,806
Total Population	39,670	128,832	293,992
Average HH Income	\$101,006	\$105,939	\$106,738



#### PROPERTY SPECIFICATIONS

CONSTRUCTION:	Steel
YEAR BUILT:	2005
PARKING:	20
CLEAR HEIGHT:	+/- 18'
POWER:	3 Phase
HEAT:	Propane
SEWER:	Septic
WATER:	Town
SPRINKLERS:	Wet

#### TOWN ZONING BYLAW INFORMATION

§205-13. Airport (AP).

- 1. To provide for a wide range of by-right and light-intensity Industrial and Commercial Uses of a nonpolluting nature, and to allow by Special Permit more intensive Industrial Uses.
- 2. To provide for future expansion of the existing airport facility to serve community needs.
- 3. To encourage Uses that support or are compatible with airport operations, including Uses unaffected by aircraft noise and other secondary airport impacts.







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