



253 S MEADOW RD

PLYMOUTH, MA

FOR SALE | 10,032 SF INDUSTRIAL BUILDING ON 0.92 AC

- New roof in 2023
- Fully renovated (2023-2024)
- Modern office space, special floor sealant, oil water separator
- 30 parking space



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



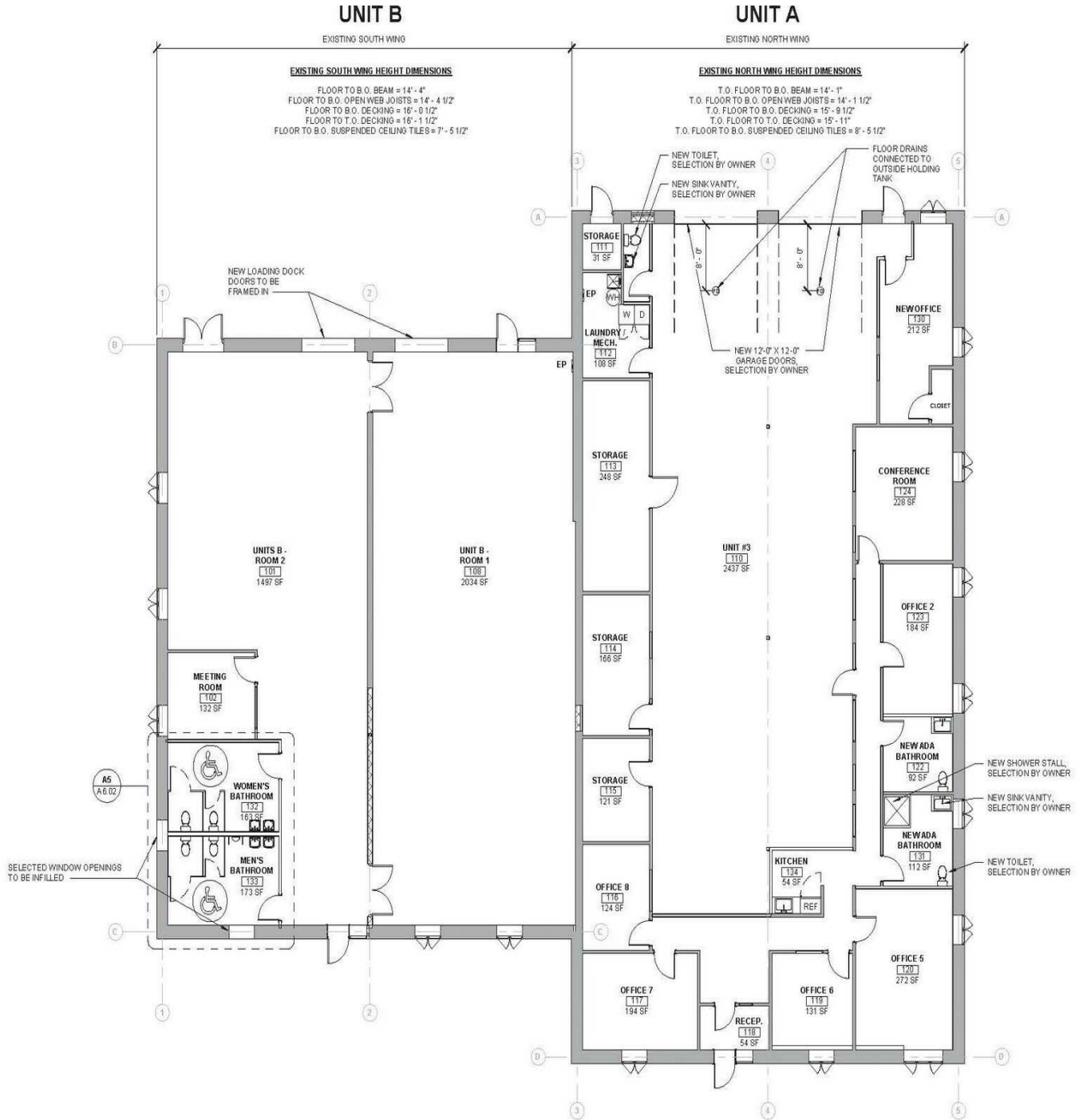
PROPERTY DESCRIPTION
10,032 SF Industrial Building on 0.92 AC for Sale

- PROPERTY HIGHLIGHTS
- Fully renovated (2023-2024)
 - New roof, modern office space, special floor sealant, oil water separator
 - Current Tenant: Occupies 5,000 SF, paying \$6,500/mo. (tenant-at-will)
 - The seller and an existing Tenant will lease the property back for \$174,375 per year, a 7.75% cap rate

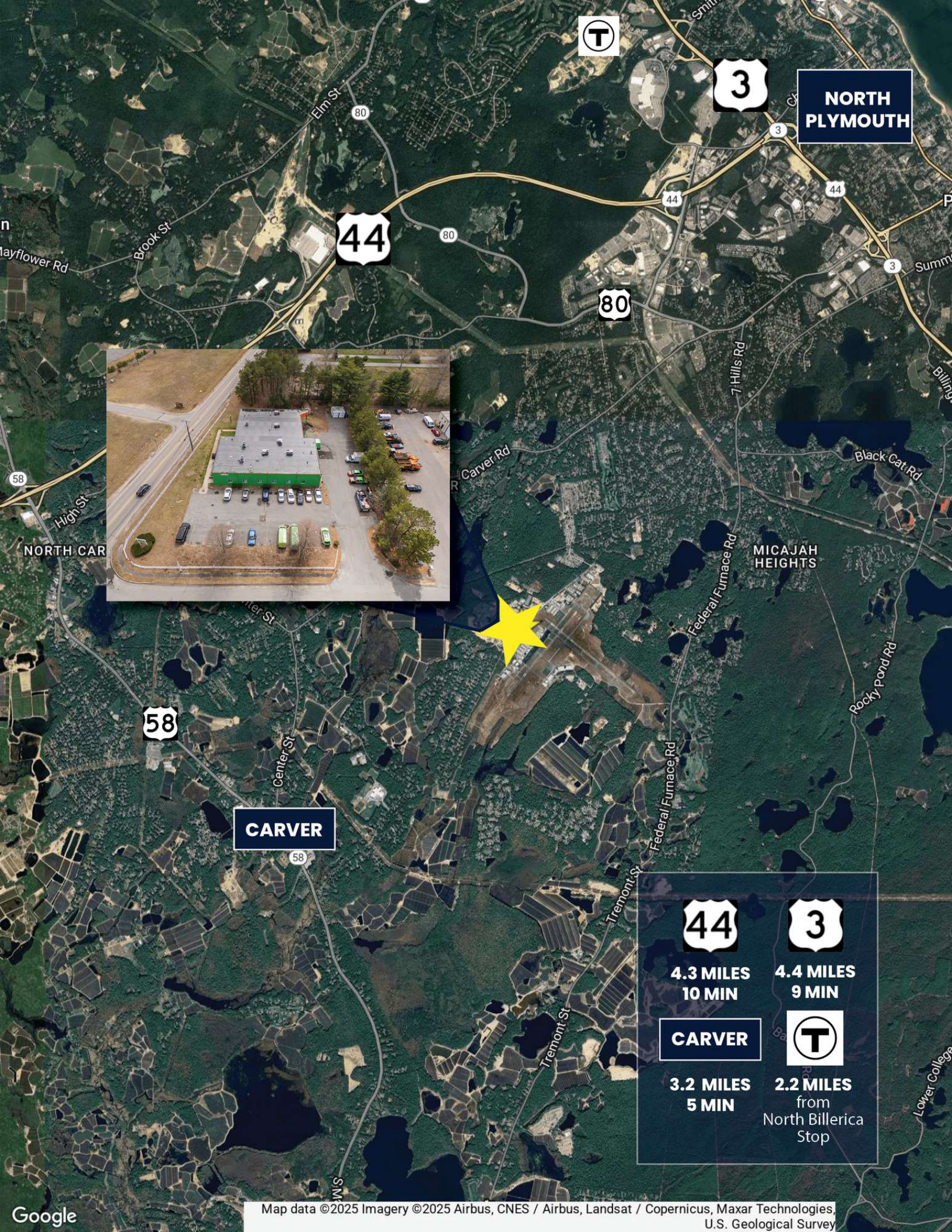
PROPERTY SPECIFICATIONS	
Building Size:	10,032 SF
Lot Size:	0.92
Parking Spaces:	30
Drive In Doors:	2
Taxes:	\$1.46/SF (2025)
Sale Price:	\$2,250,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,085	17,267	43,592
Total Population	15,780	43,742	110,651
Average HH Income	\$145,641	\$129,332	\$141,212

SITE PLAN



*TOILET ROOM DESIGN DOES NOT REFLECT
OCCUPANT LOAD OF TENANT SPACE*



**NORTH
PLYMOUTH**

44

80

3

58

CARVER

**MICAJAH
HEIGHTS**

44

3

**4.3 MILES
10 MIN**

**4.4 MILES
9 MIN**

CARVER

T

**3.2 MILES
5 MIN**

**2.2 MILES
from
North Billerica
Stop**

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