150 FRANKLIN ST & 592 OAK ST

EAST BRIDGEWATER, MA

FOR SALE | PORTFOLIO OFFERING

9,600 ± SF ON 2.42 ± ACRES

TWO PROPERTIES SOLD INDIVIDUALLY OR COLLECTIVELY

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

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CONTENTS

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EXECUTIVE SUMMARY

THE OFFERING

The Property consists of two parcels totaling approximately 9,600 SF of building area on 2.42 acres, located at 150 Franklin Street, and 592 Oak Street in East Bridgewater, Massachusetts. Conveniently situated off Route 14 and Route 27, just 0.2 miles from Interstate 495, the sites offer excellent regional connectivity and accessibility within a growing South Shore market.

150 Franklin Street includes a ±9,600 SF metal industrial building on 0.95 acres with multiple drive-in doors and generous ceiling heights.

592 Oak Street offers an additional 1.47-acre parcel providing flexibility for expansion, storage, or future development.

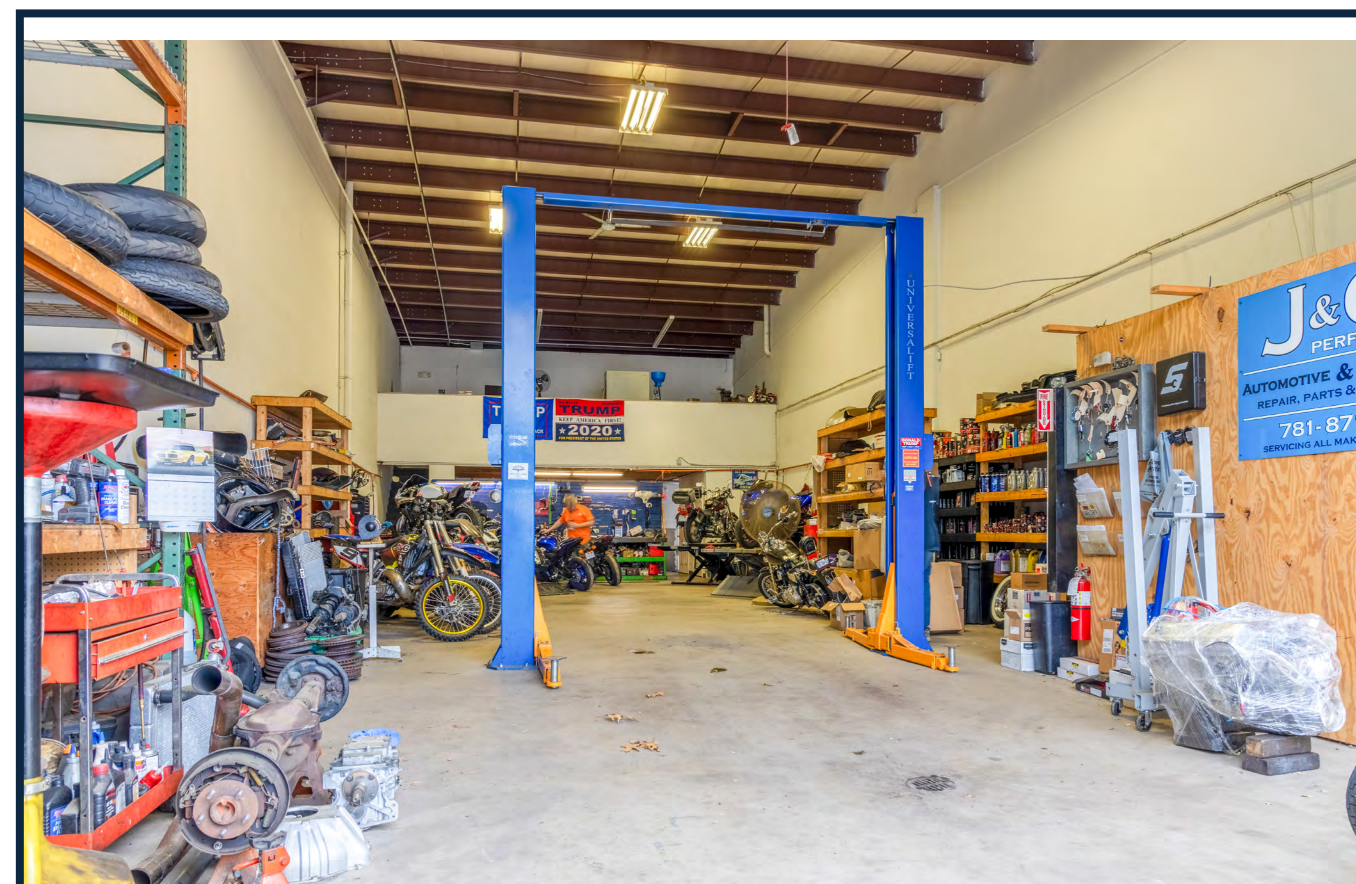
The properties may be sold together or separately, offering a unique opportunity for owner-occupants, investors, or developers seeking a well-located, versatile asset in East Bridgewater's established commercial corridor.

PROPERTY SUMMARY		
150 FRANKLIN ST.	±9,600 SF | 0.95 AC	$1,500,000
592 OAK ST.	±1.47 AC Land	$425,000
TOTAL	±9,600 SF | ±2.42 AC	$1,925,000

150 FRANKLIN ST.

150 Franklin Street, East Bridgewater, MA consists of a ±9,600 SF metal industrial building, divided into four ±2,400 SF units, on ±0.95 acres. The building features four drive-in doors (12'x16'), 22' clear ceiling heights, and 100a/3p power, providing versatile space for industrial, commercial, or multi-tenant operations. With ample parking and flexible unit configurations, the property offers a unique opportunity for owner-occupancy, leasing, or redevelopment.

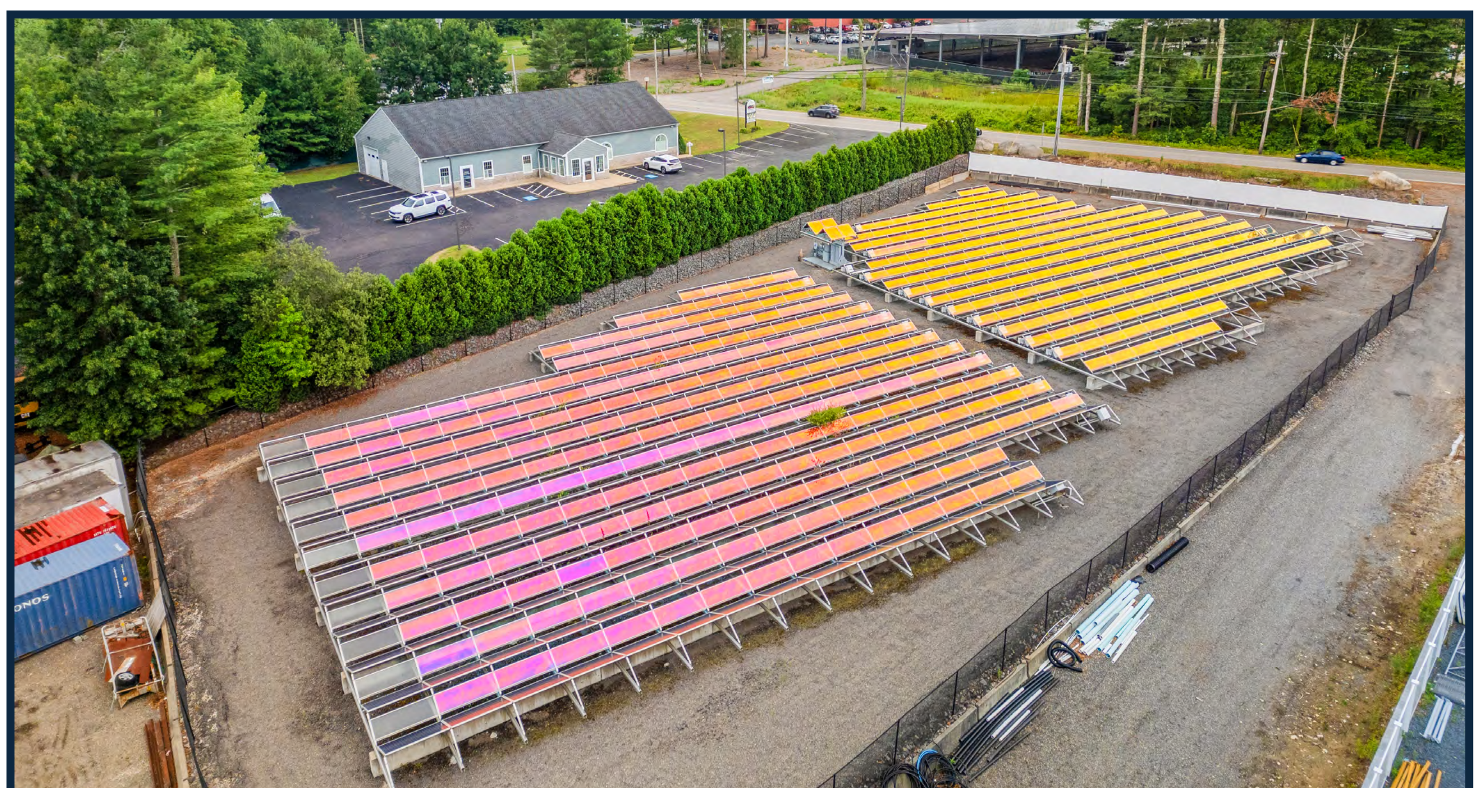
PROPERTY SUMMARY	
BUILDING(S) SIZE	± 9,600 SF Each unit: ± 2,400 SF
LOT SIZE	± 0.95 AC
DRIVE-IN DOORS	4 Drive-Ins (12'x16')
CEILING HEIGHT	22' Clear
PARKING	18 Spaces
CONSTRUCTION	Metal
BATHROOMS	Two (2)
PROPERTY TAXES	$13,992.62 | 2024
PRICING GUIDANCE	$1,500,000



592 OAK ST.

592 Oak Street, East Bridgewater, MA consists of a ±1.47-acre parcel providing flexible space for industrial, commercial, or future development opportunities. The solar panels can be removed. The site offers an open layout and ample area for expansion, storage, or other adaptive uses, making it a versatile complement to the nearby Franklin Street properties.

PROPERTY SUMMARY	
LOT SIZE	±1.47 AC
PROPERTY TAXES	$3,468.08
PRICING GUIDANCE	$425,000



LOCAL COMPANIES

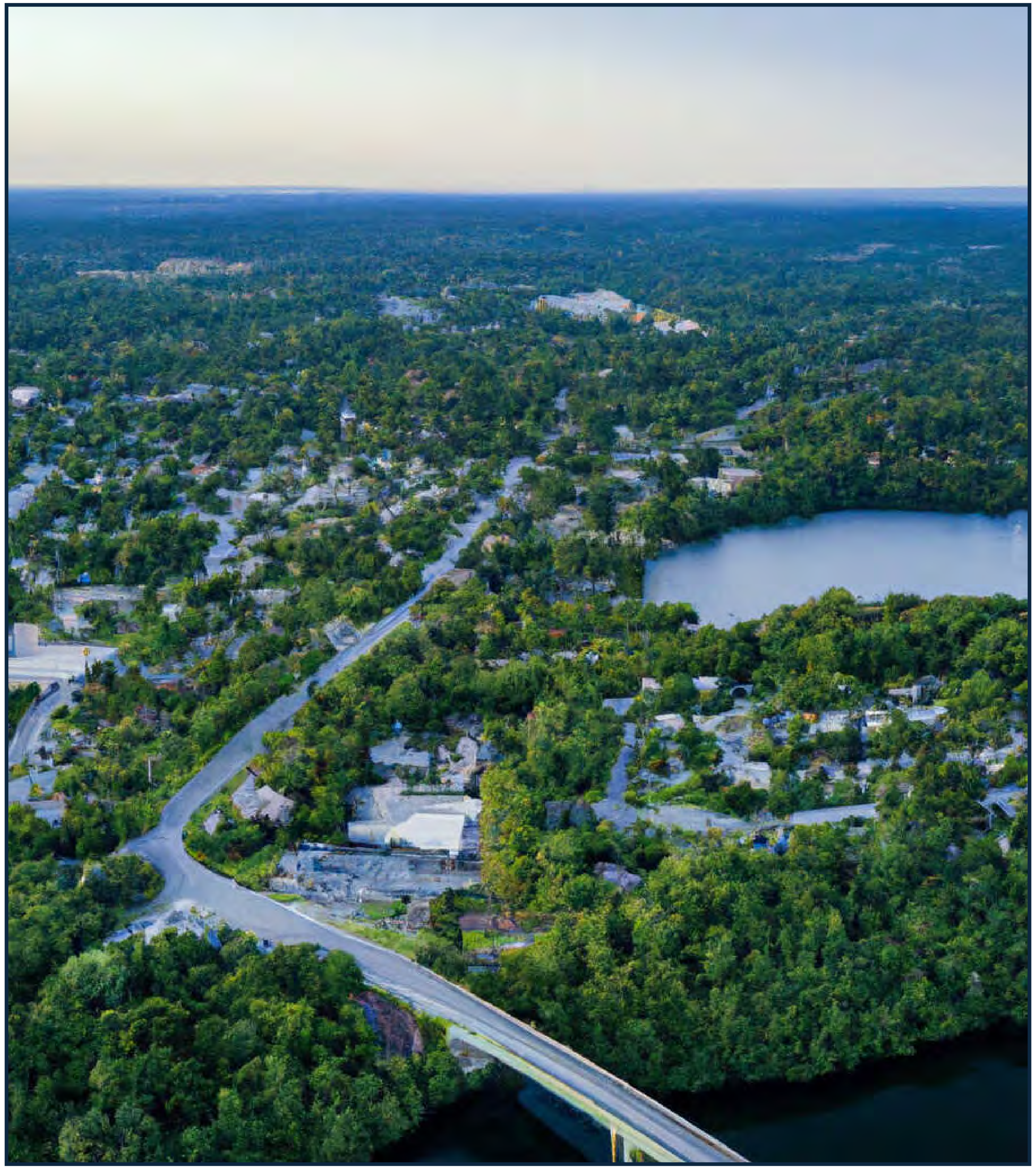
LOCATION OVERVIEW

EAST BRIDGEWATER, MA

A vibrant South Shore community known for its blend of residential neighborhoods, commercial hubs, and light industrial activity. Strategically positioned within close proximity to major highways, East Bridgewater offers convenient regional access while maintaining a suburban character. The town has experienced steady growth, attracting businesses and investors seeking stable, versatile locations. With its mix of established commercial corridors, developing industrial areas, and strong community infrastructure, East Bridgewater represents an appealing market for a wide range of investment and development opportunities.

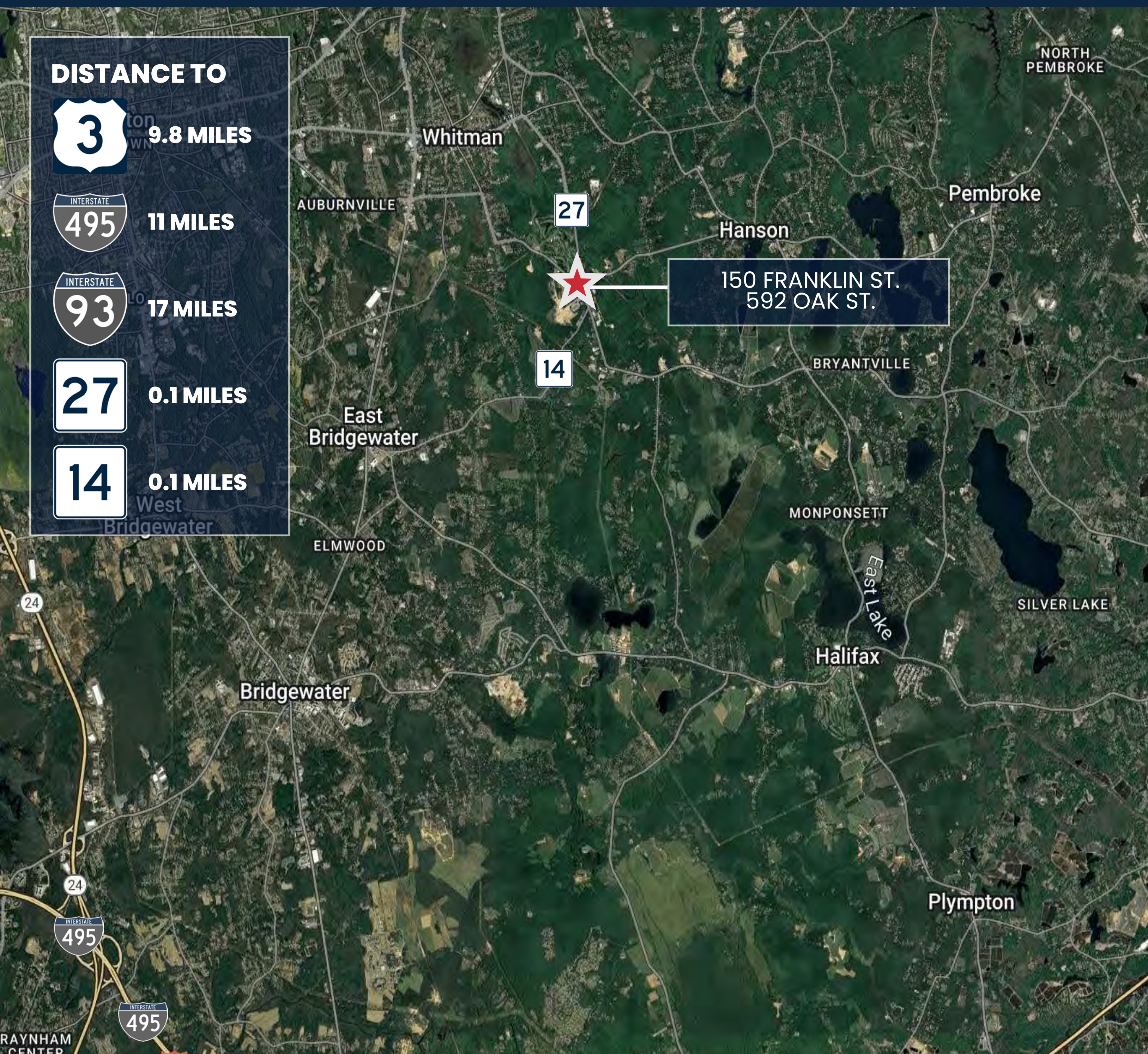
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,605	36,412	136,241
TOTAL POPULATION	28,429	100,986	376,544
AVERAGE HOUSEHOLD INCOME	$143,212	$139,612	$136,583



LOCATION OVERVIEW

HIGHWAY PROXIMITY



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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

Unparalleled Local Expertise

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