



# 105 MEMORIAL DR

AVON, MA

FOR SALE | TWO-BUILDING OWNER-USER OPPORTUNITY ON 0.49 AC

- 4,800 SF Industrial Building and 2,200 SF Flex/Retail Building
- Three (3) Drive-In Doors
- Zoned General Business

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



### PROPERTY DESCRIPTION

Located at 105 Memorial Drive in Avon, Massachusetts, this versatile commercial property offers a rare opportunity for an owner-user or local business. The property features a newly constructed 4,800 SF warehouse with 26' clear height, two 14' drive-in doors, and modern infrastructure, complemented by a separate 2,200 SF retail building currently leased to a month-to-month tenant (\$2,000/Month), providing immediate cash flow. Strategically positioned just minutes from Route 24 and with convenient access to I-93 and I-95, the property offers excellent regional connectivity to Boston, the South Shore, and greater New England. Its location within Avon's established commercial corridor provides strong visibility and accessibility, making it ideal for a wide range of industrial, service, or retail users looking to establish or expand their presence in the market.

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	72,692	217,274	488,227
Total Population	207,491	572,878	1,274,766
Average HH Income	\$119,590	\$139,706	\$146,269

### PROPERTY HIGHLIGHTS

- Two-Building Owner-User Opportunity
- Retail Building with Month-to-Month Tenant
- Passed 21E Environmental Compliance
- Zoned General Business
- Sixty (60) Parking Spots
- Sale Price: \$1,999,000

### INDUSTRIAL BUILDING

Building Size:	4,800 SF
First Floor:	3,600 SF
Second Floor Office:	1,200 SF Office
Clear Height:	26' Clear
Drive-In Doors:	Two (2) 14'
Car Lift:	Three (3)
Year Built:	2023

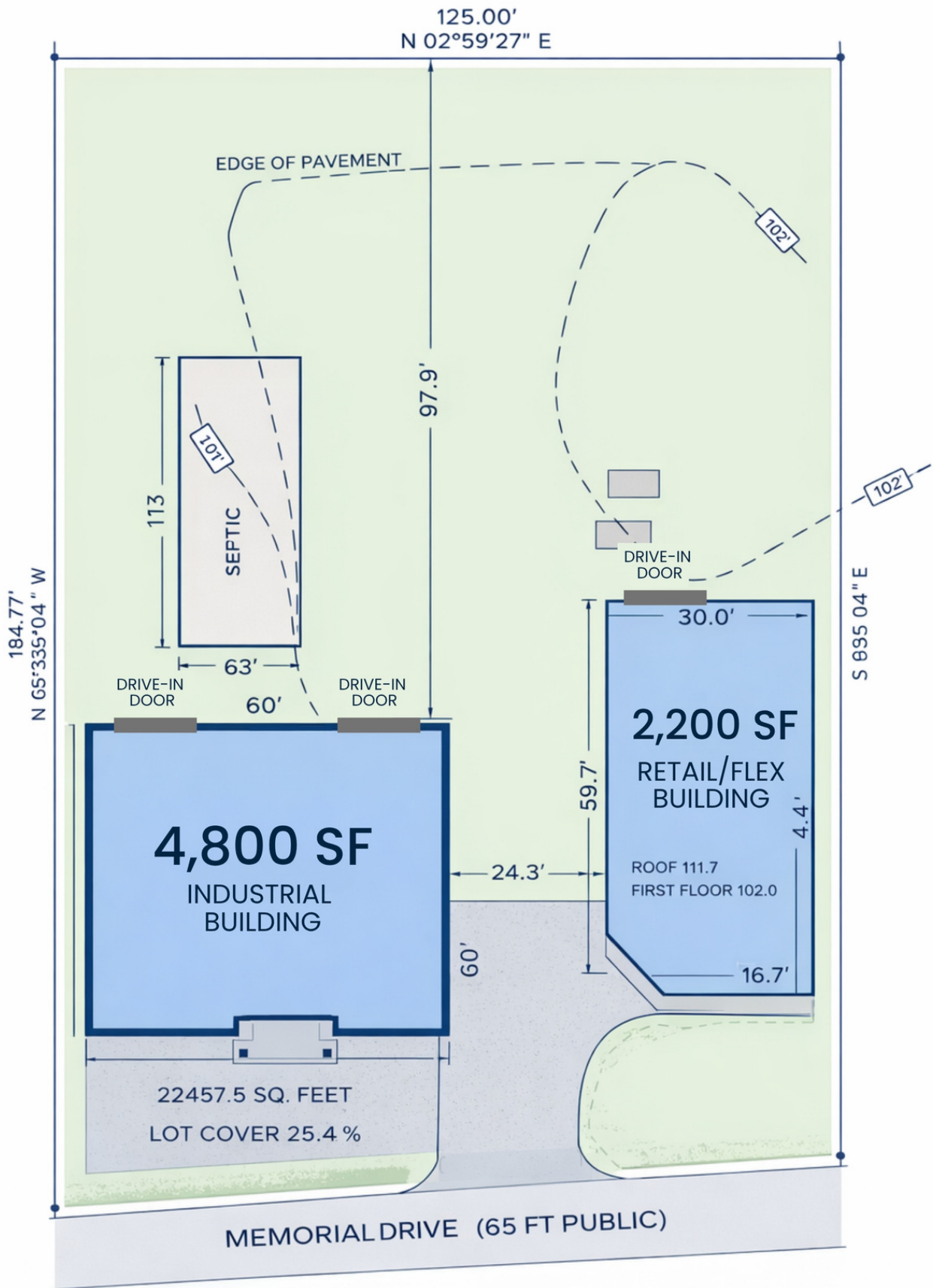
### RETAIL BUILDING

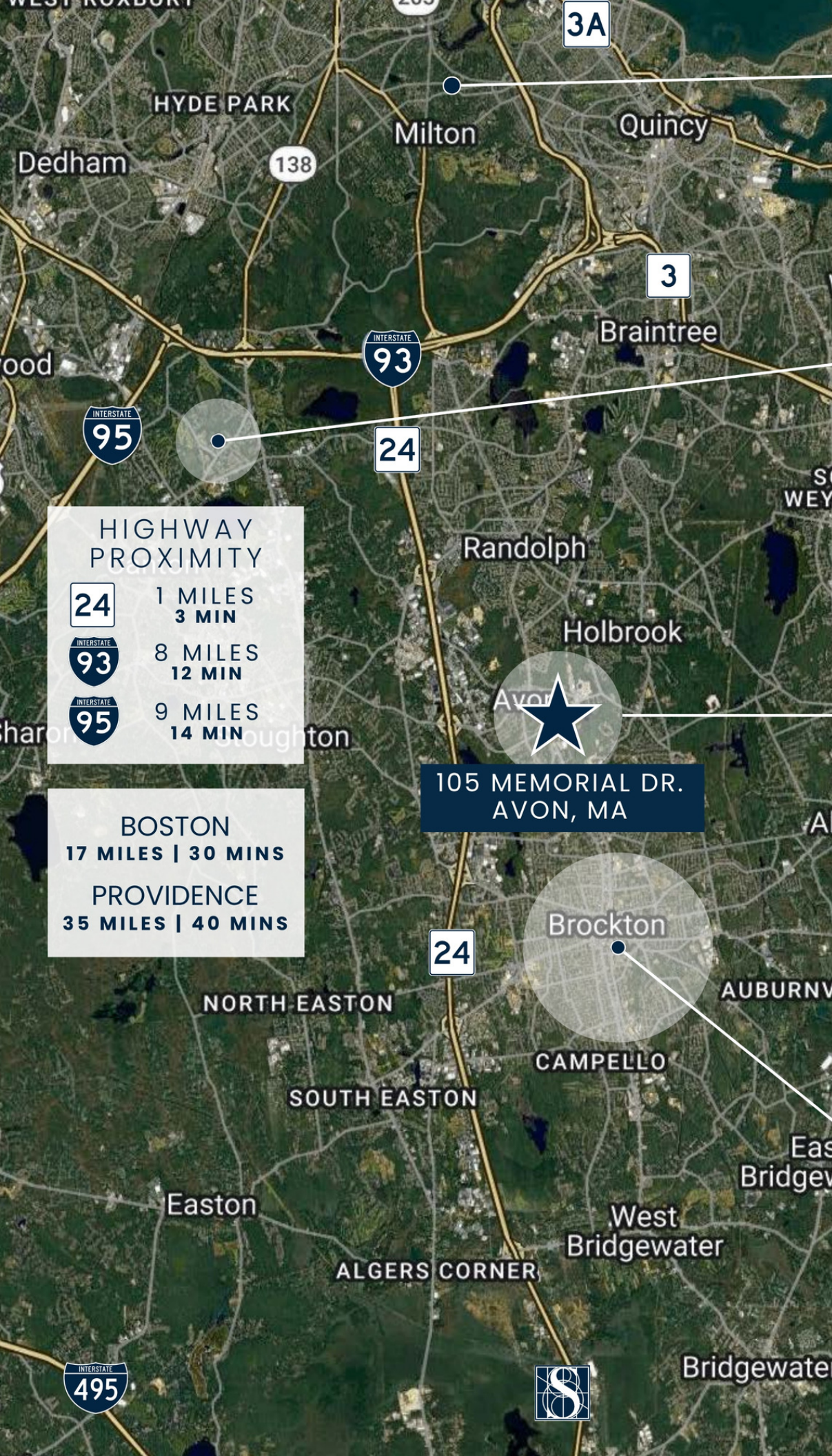
Building Size:	2,200 SF
Loading:	One (1) Drive-in Door











**HIGHWAY PROXIMITY**

	1 MILES 3 MIN
	8 MILES 12 MIN
	9 MILES 14 MIN

**BOSTON**  
17 MILES | 30 MINS

**PROVIDENCE**  
35 MILES | 40 MINS

**105 MEMORIAL DR.  
AVON, MA**

**Boston  
Scientific**

**DUNKIN'  
BRANDS®**

**DNKN™ BR.**

**ADVANCED  
INSTRUMENTS**

**amazon  
fulfillment**

**XPOLogistics**

**DISTRIBUTION  
CENTER**

**F.W. WEBB COMPANY**

**DISTRIBUTION  
CENTER**

**WHO BUT  
W.B.MASON**  
SUPPLIER DIVERSITY

**CONCORD FOODS**

**BARBOUR PLASTICS, INC.**  
Marine Products Division

**BUSKE  
LOGISTICS**



# 105 MEMORIAL DR AVON, MA

FOR SALE | 4,800 SF INDUSTRIAL BUILDING & 2,200 SF FLEX/RETAIL BUILDING

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