



13 RIDGE HILL ROAD

ASSONET, MA

FOR LEASE | 57,900 SF INDUSTRIAL BUILDING ON 10.20 AC

- Shallow Bay Industrial units
- A prime location for regional distribution
- 0.3 Miles to Rt 24
- Flexible Unit Size
- Ample outdoor Storage available

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

57,900 SF Industrial Building on 10.20 AC for Lease

PROPERTY HIGHLIGHTS

- Shallow Bay Industrial units
- No Columns
- 9.8 Miles to Rt 24
- Flexible Unit Size
- Ample outdoor Storage available

PRIME LOCATION FOR REGIONAL DISTRIBUTION

- 7.7 Miles to Route 140
- 0.3 Miles to Rt 24
- 26 Miles to I-93/95
- 12.3 Miles to I-495

PROPERTY SPECIFICATIONS

Building Size:	57,900 SF
Lot Size	10.20 AC
Available SF:	10,000 SF 12,000 SF 14,000 SF 15,000 SF
Max Contiguous:	51,000 SF
Clear Height:	23'
Loading:	6 Loading docks 5 (8' x 10') 1 (8' x 12') 1 Grade Level 1
Power:	2000 Amps
Parking:	Ample parking
Zoning:	Industrial
Lease Rate:	\$12.00/SF NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,359	13,931	106,171
Total Population	9,190	36,333	262,013
Average HH Income	\$135,214	\$128,800	\$100,830





BOSTON, MA
44 MILES
CAPE COD
40 MILES
PROVIDENCE, RI
24 MILES

13 RIDGE HILL RD
ASSONET MA

	0.4 MILES 2 MINS		12.3 MILES 13 MINS
	7.7 MILES 14 MINS		26 MILES 26 MINS

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