

25 COMMERCIAL DRIVE

WRENTHAM, MA



Located on Route 1 less than a mile from Route 495



28,079 SF

ON 1.45 ACRES
FLEX/OFFICE/WAREHOUSE
BUILDING FOR SALE

- FLEX/OFFICE/WAREHOUSE BUILDING
- PROMINENT VISIBILITY ON ROUTE 1
- LOCATED LESS THAN A MILE FROM I-495

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

SALE PRICE:	SUBJECT TO OFFER
BUILDING SIZE:	28,079 SF
LEASED SPACE:	10,500 SF
AVAILABLE SPACE:	17,579 SF
LOT SIZE:	1.45 ACRES
LOADING:	3 DRIVE-INS 1 TAILBOARD
YEAR BUILT:	1976
ZONING:	C-1
POWER:	1200 AMP/480 VOLT/3 PHASE

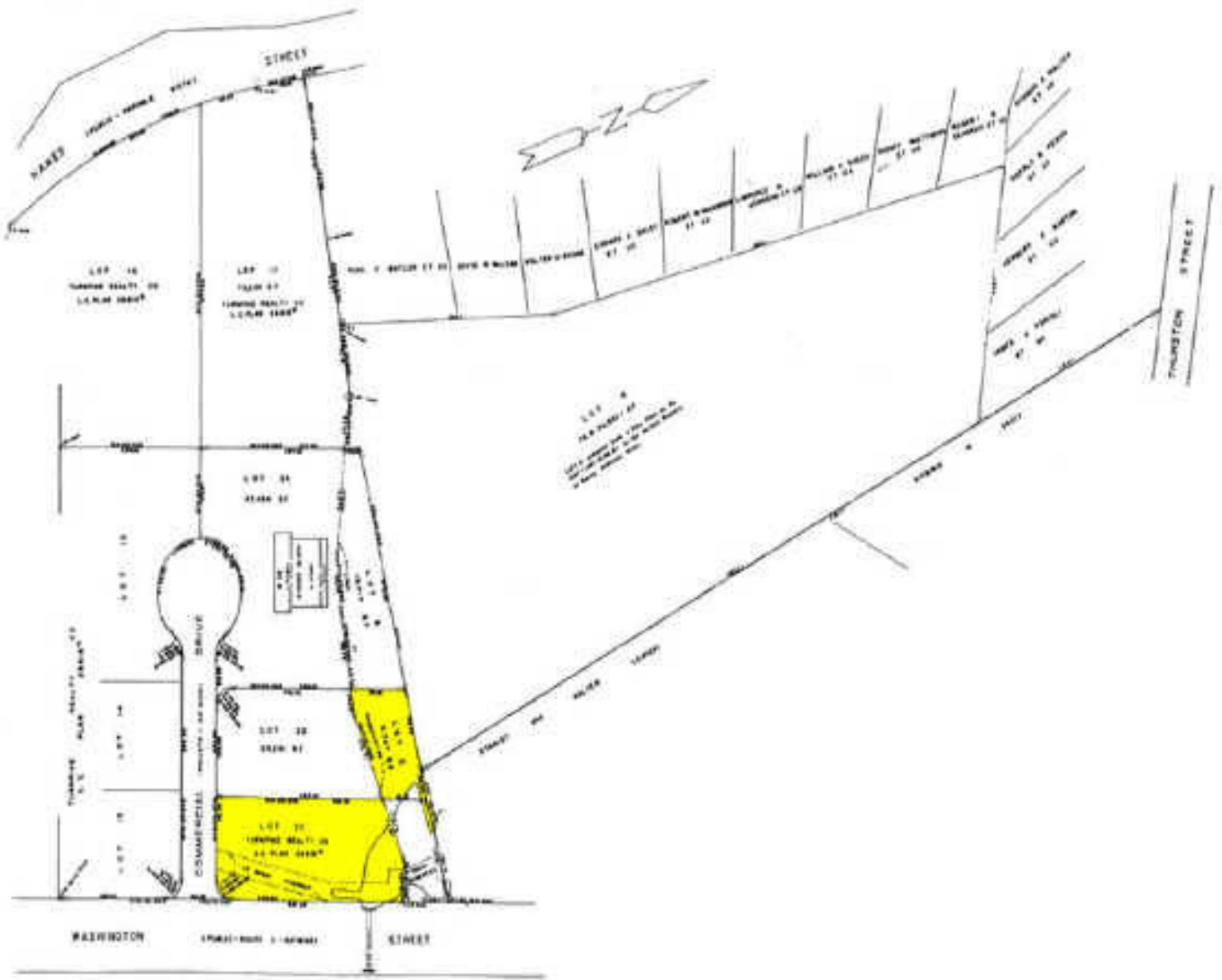
PROPERTY OVERVIEW

- MIXED USE BUILDING WITH OFFICE
- AIR-CONDITIONED R&D AND WAREHOUSE SPACE
- GREAT INVESTMENT WITH MULTI-TENANT BUILDING
- CONVENIENTLY LOCATED OFF ROUTE 1 AND CLOSE TO I-495 AND I-95

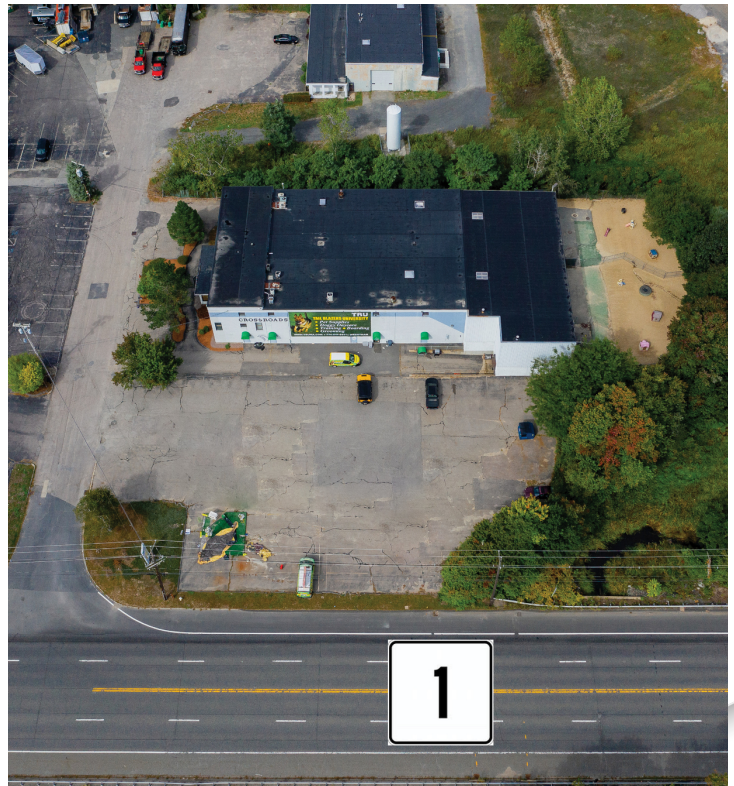
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	681	22,512	108,239
TOTAL POPULATION	1,755	62,652	299,967
AVERAGE HH INCOME	\$102,263	\$106,218	\$103,913

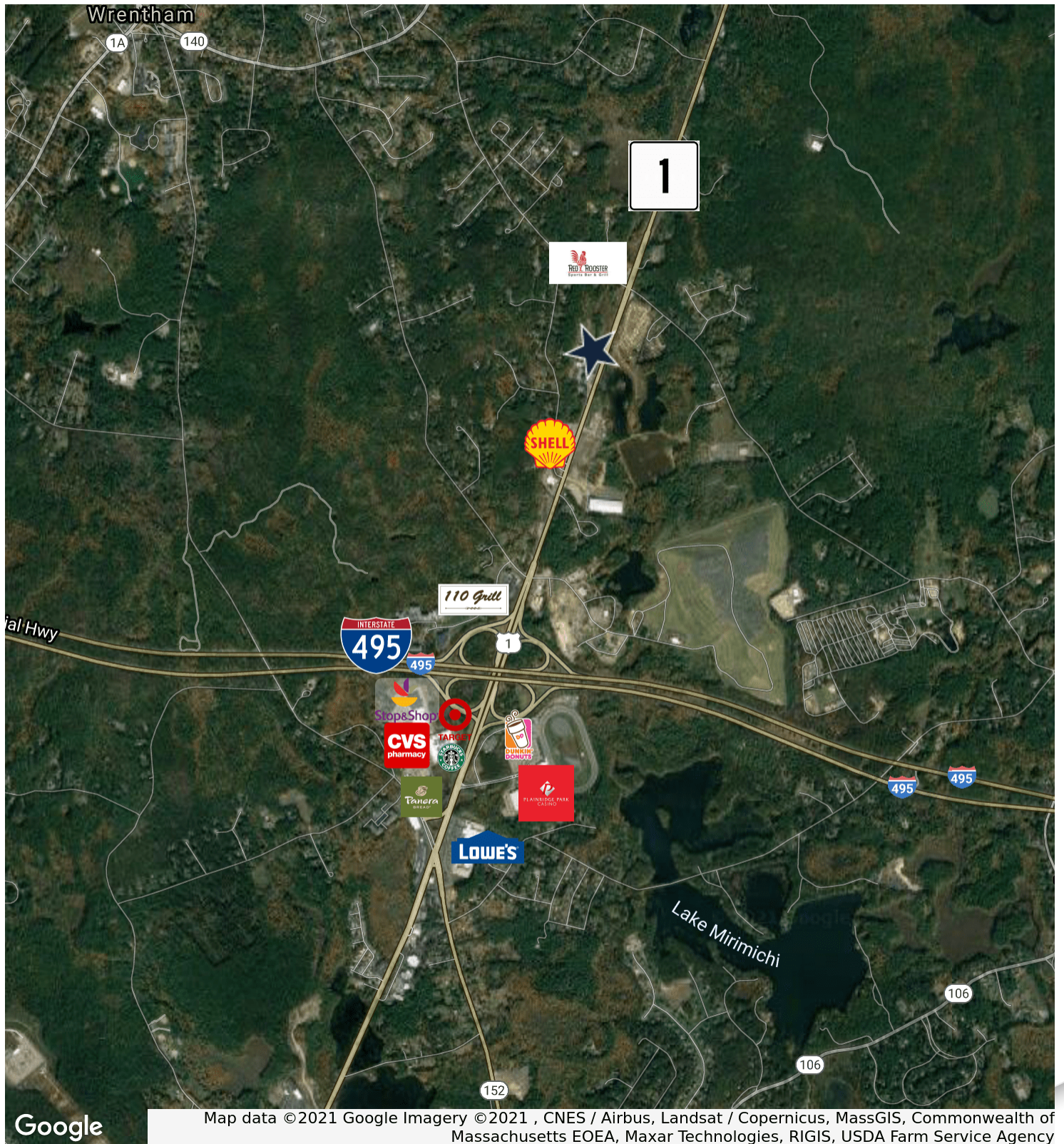
SITE PLAN



ADDITIONAL PHOTOS



LOCATION MAPS



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CONTACT:

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