

FOR SALE

29,767 SF Industrial Building
71 Armstrong Road, Plymouth, MA



Building & Lot Size:	29,767 SF on 3 Acres +/- (Lot lines shown above are estimated only, subject to final survey). An Adjacent 4 Acre +/- Parcel is also Available for Purchase.
Use:	11,567 SF of Office. 18,200 SF of Warehouse / R&D.
Utilities:	1,600 Amps 480V Electric, Municipal Water & Sewer, Radiant Gas Heat in Warehouse.
Building:	Ceiling Height 20' at the Eaves. 67 Parking Spaces. Wet Sprinkler System. 3 – 8'x8' Tailboards. 1- 10'x10' On Grade Door.
Zoning:	Light Industrial.
RE Taxes:	\$37,293.00 (Estimated Bldg. & 3 Acres +/-)
For Sale:	\$3,275,000



**SOUTHEAST
COMMERCIAL
REAL ESTATE, INC**

MICHAEL GIANCOLA, SIOR
Southeast Commercial Real Estate, Inc.
3131 Cranberry Highway, P.O. Box 570
East Wareham, MA 02538

| 508.759.3030
| mgiancola@ccim.net
| southeastcommercialre.com