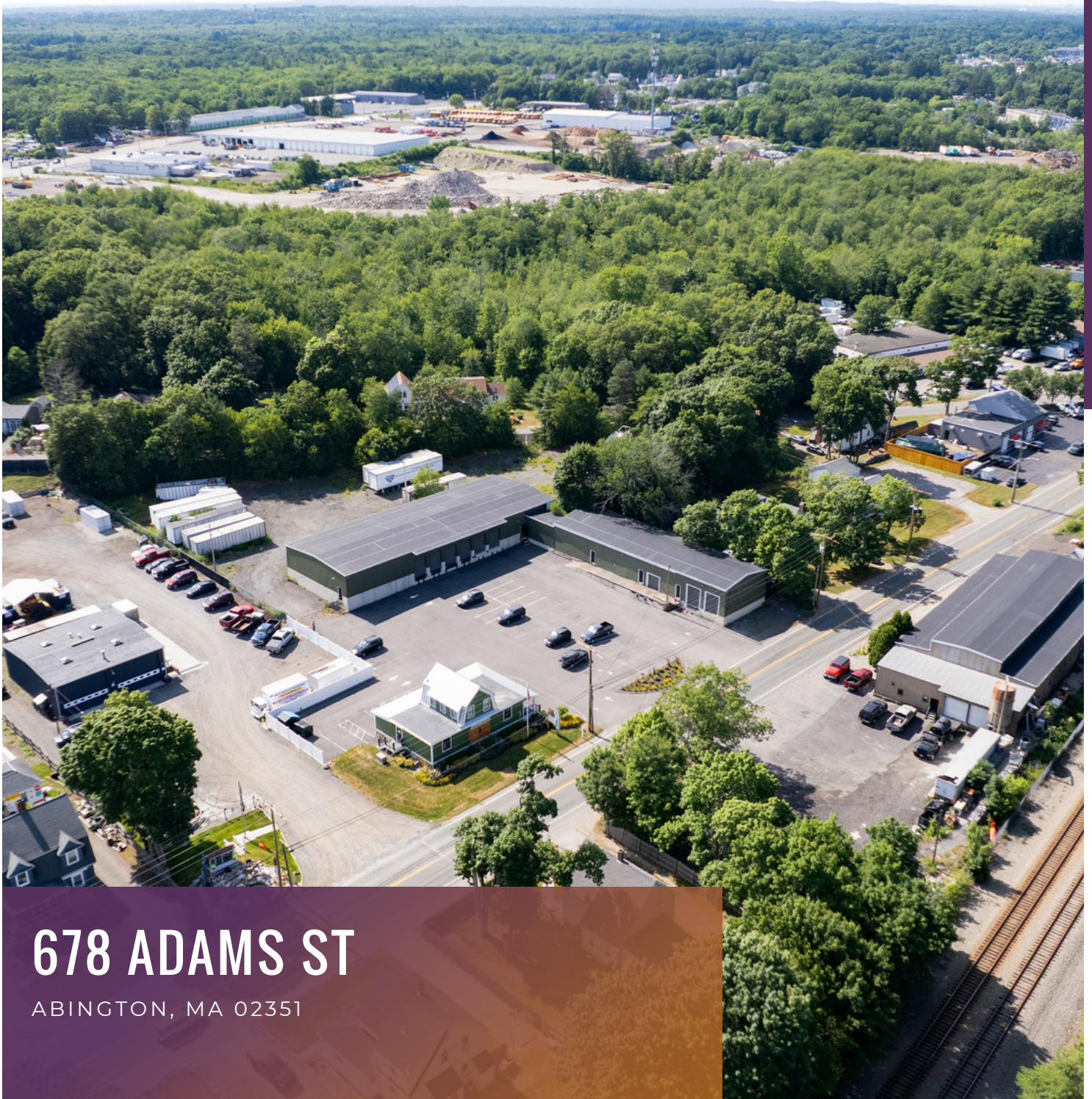


FOR LEASE
INDUSTRIAL PROPERTY



678 ADAMS ST

ABINGTON, MA 02351

DAVE ELLIS, SIOR

781.919.0800 X701
dave@ellisrealtyadvisors.com

KERRICK PIERCE

781.919.0800 X710
kperce@ellisrealtyadvisors.com

For More Information



678 ADAMS ST



PROPERTY DESCRIPTION

Strategically positioned along heavily traveled Route 58, 678 Adams Street is a highly visible retail and warehouse facility benefiting from strong daily traffic counts and excellent frontage. The property is conveniently located just minutes from Routes 123 and 18, offering seamless access to major regional roadways.

The clear-span warehouse features approximately 20' clear ceiling heights, creating flexible, open floor area well suited for storage, distribution, light manufacturing, or contractor operations. The building is equipped with multiple loading docks and a drive-in overhead door, allowing for efficient logistics and ease of access.

Situated within an established commercial corridor surrounded by national retailers and thriving local businesses, the property is zoned Industrial and lies within the Marijuana Retail Overlay District, presenting additional upside and a wide range of potential uses.

PROPERTY HIGHLIGHTS

- ±13,100 SF total building area, including approximately 11,000 SF of warehouse and 2,100 SF of recently renovated retail space
- Prominent location along heavily traveled Route 58 with excellent visibility and strong daily traffic counts
- Clear-span warehouse with approximately 20' clear ceiling heights
- Multiple loading docks plus a drive-in overhead door for efficient loading and distribution
- Industrial zoning and also lies within the Marijuana Retail Overlay District
- Flexible layout suitable for owner-users, investors, storage, distribution, light manufacturing, or contractor use
- Convenient access to Routes 123 and 18 and surrounding regional roadways
- Positioned within a well-established commercial corridor surrounded by national retailers and local businesses
- Situated on over 2 acres of land with access to both Adams and Oak Street
- Flexible lease to own options

OFFERING SUMMARY

Lease Rate:	\$3 - 15 SF/yr (NNN; Ground)
Available SF:	4,000 - 30,000 SF
Lot Size:	2.15 Acres
Building Size:	13,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	223	567	2,402
Total Population	510	1,318	5,783
Average HH Income	\$111,259	\$118,899	\$132,079

ADDITIONAL PHOTOS

678 ADAMS ST



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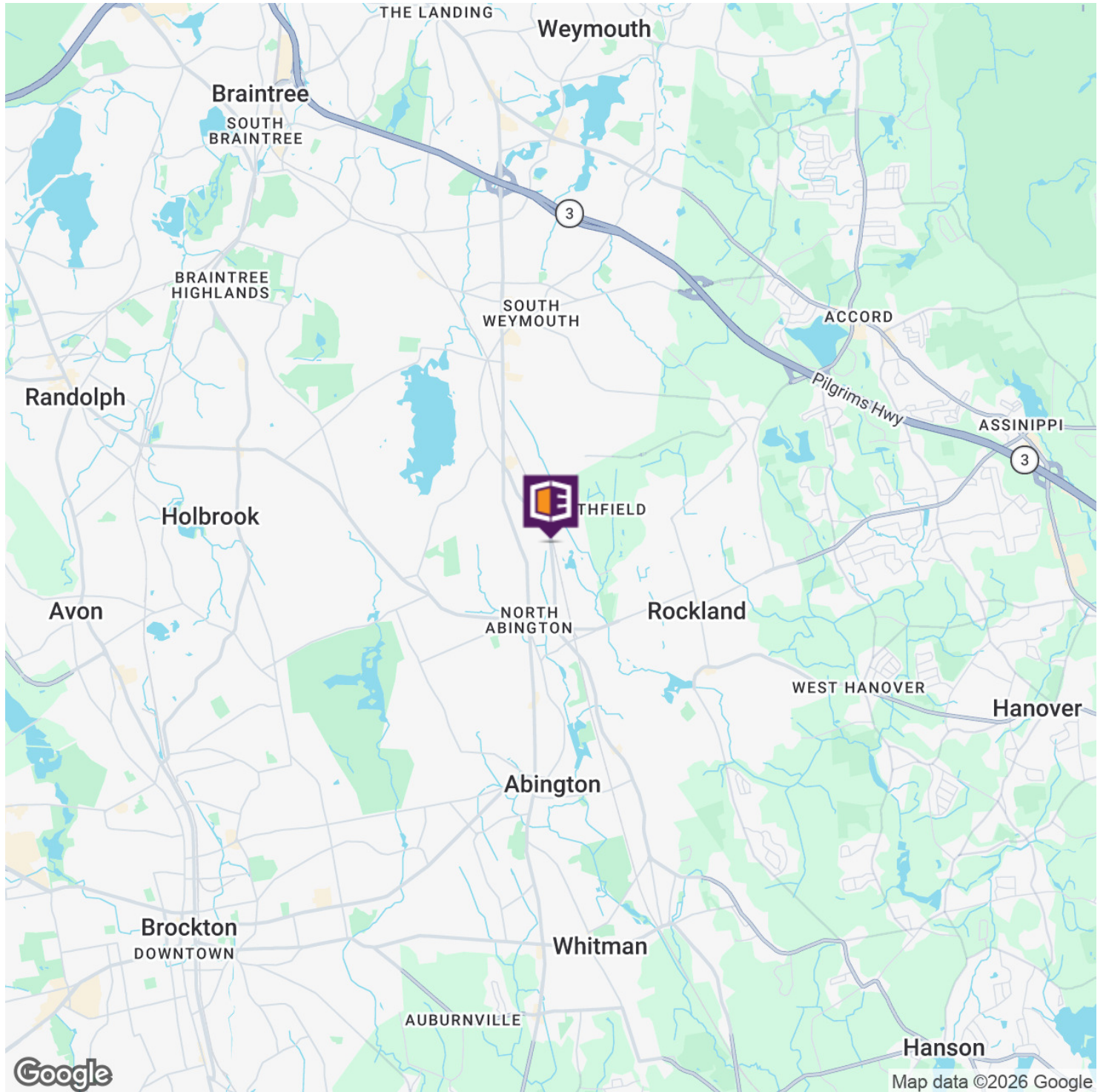
LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	4,000 - 30,000 SF	Lease Rate:	\$3 - \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Warehouse Space B	Available Soon	4,000 - 11,000 SF	NNN	\$15.00 SF/yr	-
Warehouse Space A	Available Soon	7,000 - 11,000 SF	NNN	\$15.00 SF/yr	-

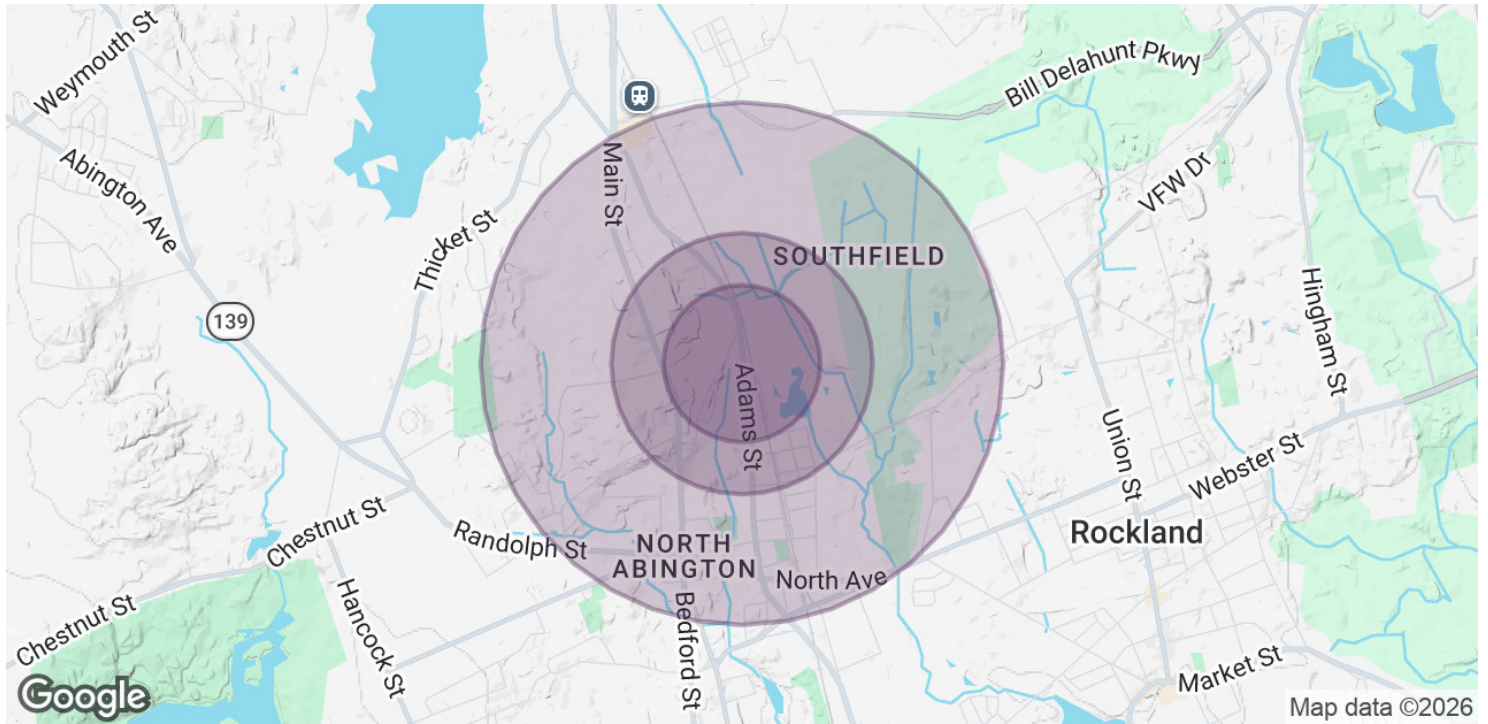
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	510	1,318	5,783
Average Age	40.0	40.3	40.7
Average Age (Male)	35.0	35.2	36.5
Average Age (Female)	45.7	46.2	44.6

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	223	567	2,402
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$111,259	\$118,899	\$132,079
Average House Value	\$454,061	\$466,738	\$514,450

2023 American Community Survey (ACS)



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