

# NOW FOR LEASE

## 15,872 sf HIGH BAY GARAGE/WAREHOUSE/OFFICE

640 State Road, Dartmouth, MA

**Available Immediately:** 15,872sf of garage/warehouse and office space right on Route – 6/State Road in Dartmouth. Previously used by Eascare Ambulance Company, the space is in General Business zoning and offers approx. 11,000 sf of high bay garage/warehouse space with 1,860 sf of finished office and 3,000sf of finished storage.



### HIGHLIGHTS:

- 14,000 sf high bay garage/warehouse
- 1,860 sf office
- 12ft ceiling height
- 3 drive in doors
- Potential for Parking of up to 100+ cars

### LEASE TERMS:

- \$10 psf rent
- NNN
- Minimum 5-year term
- CPI increase annually
- Offered for lease “As Is”

**CIC** REALTY

www.cicrealestategroup.com



**JENNA COMPTON**

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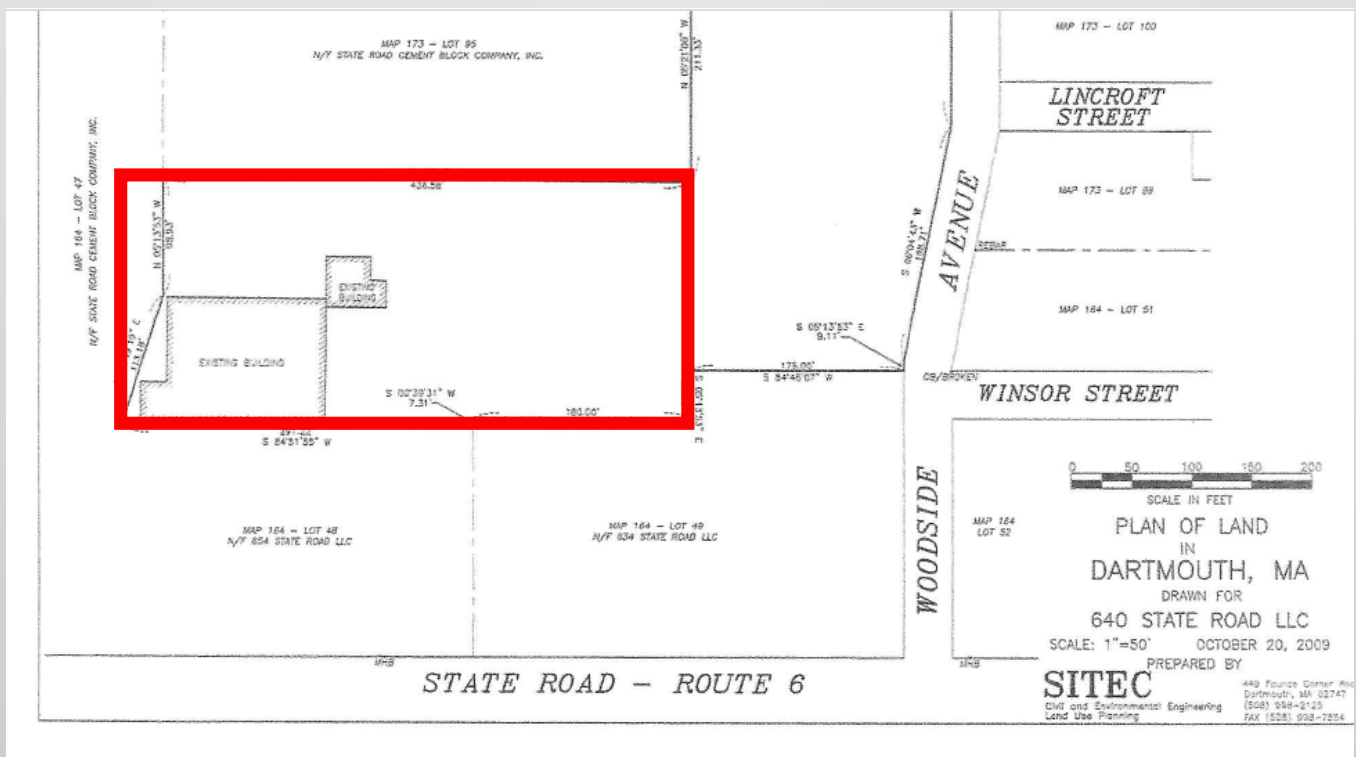
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# 640 State Road, Dartmouth, Massachusetts

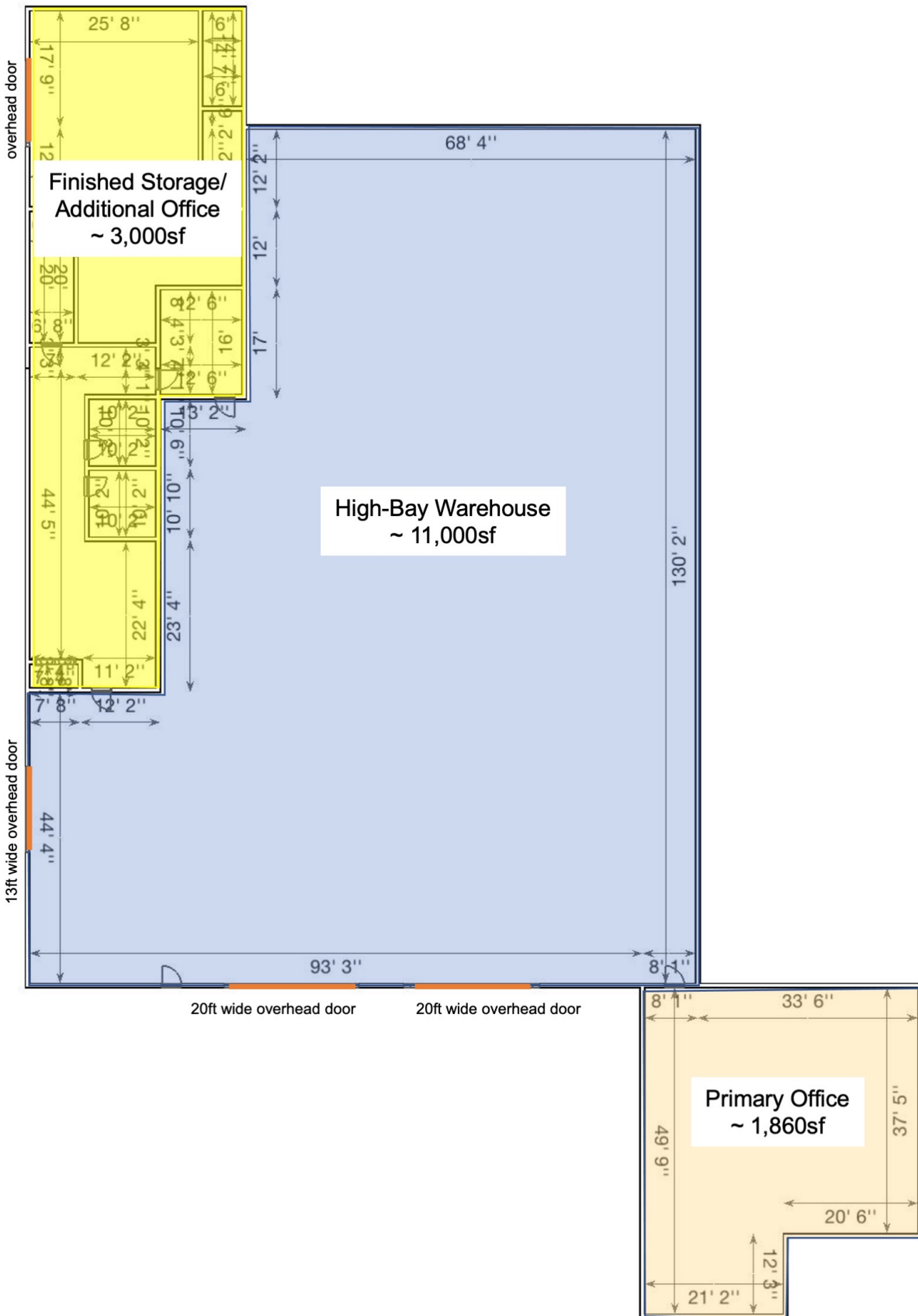
## DETAILED INFORMATION

Prior Use:	Eascare Ambulance Company
Zoning:	General Business
Building Size:	15,872 sf Total (tax card) ~11,000 sf high bay garage/warehouse ~3,000sf finished storage with additional garage 1,860 sf office
Construction:	Steel frame w/ pre-finished metal exterior
Ceiling Height:	12'
Lot Size:	Approx. 2.75 acres
Parking:	100 + spaces
Drive in Doors:	2 – 20' wide x 12 high 1 – 13' wide x 12' high
Power:	400 amp 240v
Other features:	Forced hot air heat in garage, AC in the office High velocity exhaust fans Floor drain runs the length of the building
Property Taxes:	\$8,681 annually (2022)



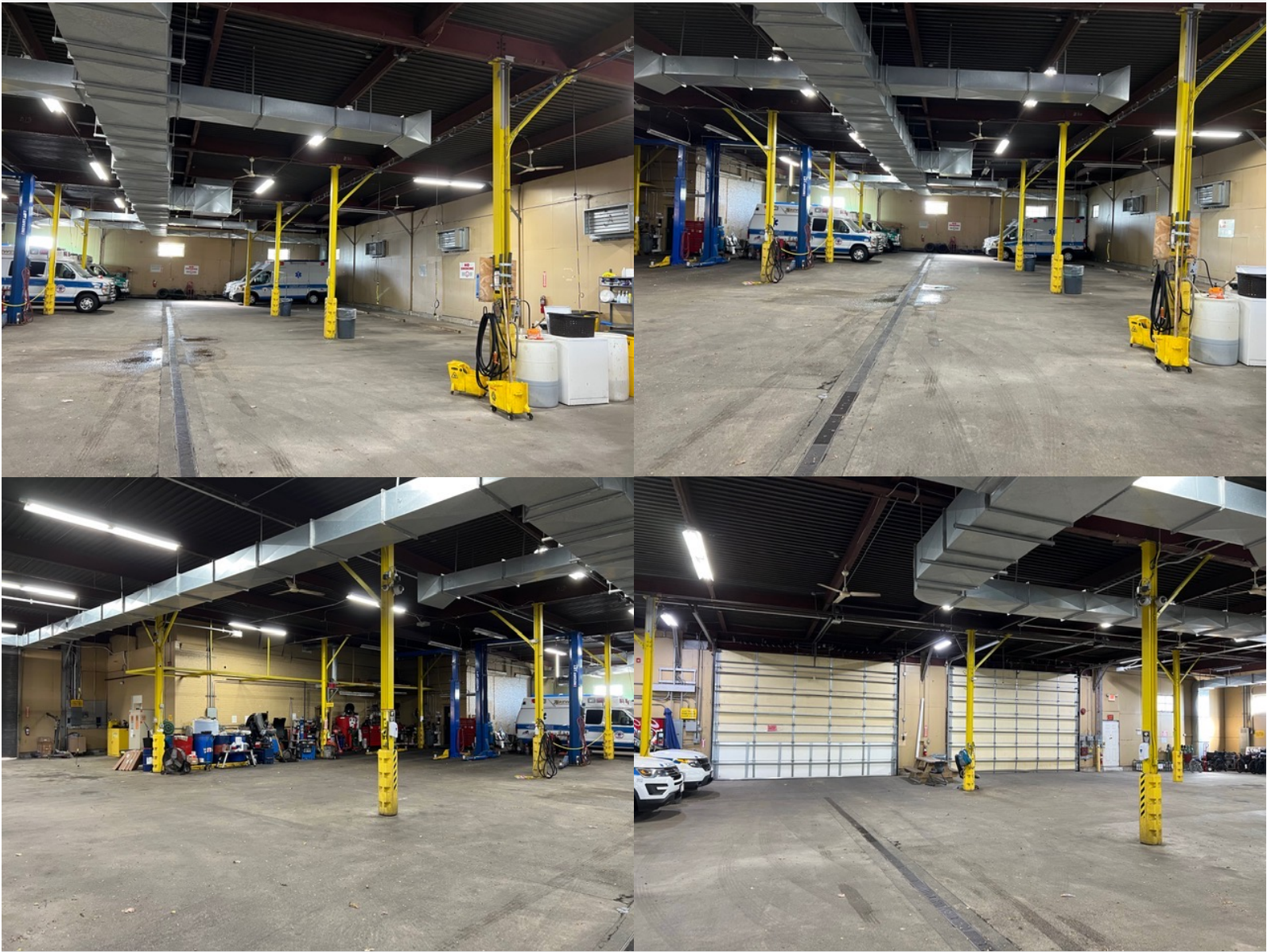
# 640 State Road, Dartmouth, Massachusetts

## FLOOR PLAN



# 640 State Road, Dartmouth, Massachusetts

## INTERIOR PHOTOS



# 640 State Road, Dartmouth, Massachusetts

## EXTERIOR PHOTOS



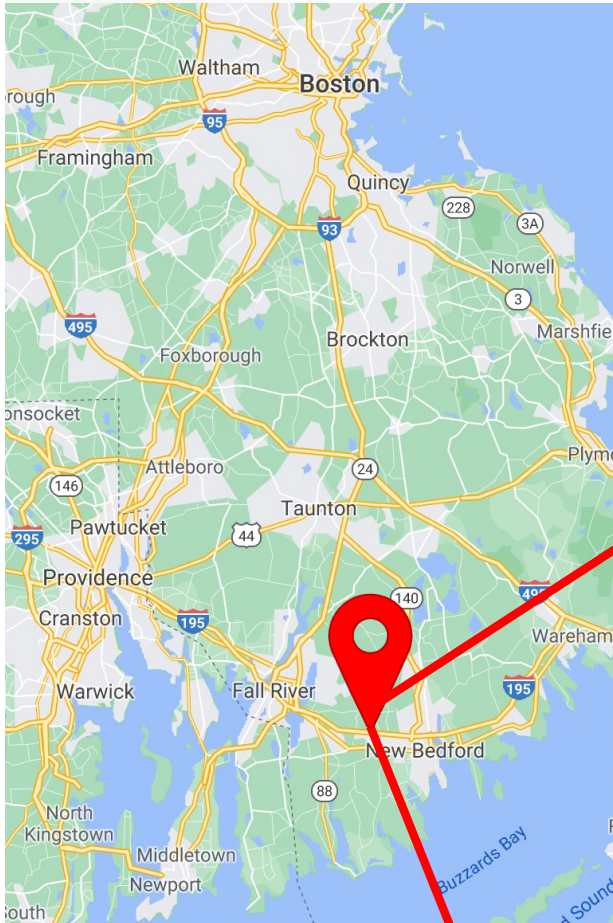
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## AERIAL PHOTOS

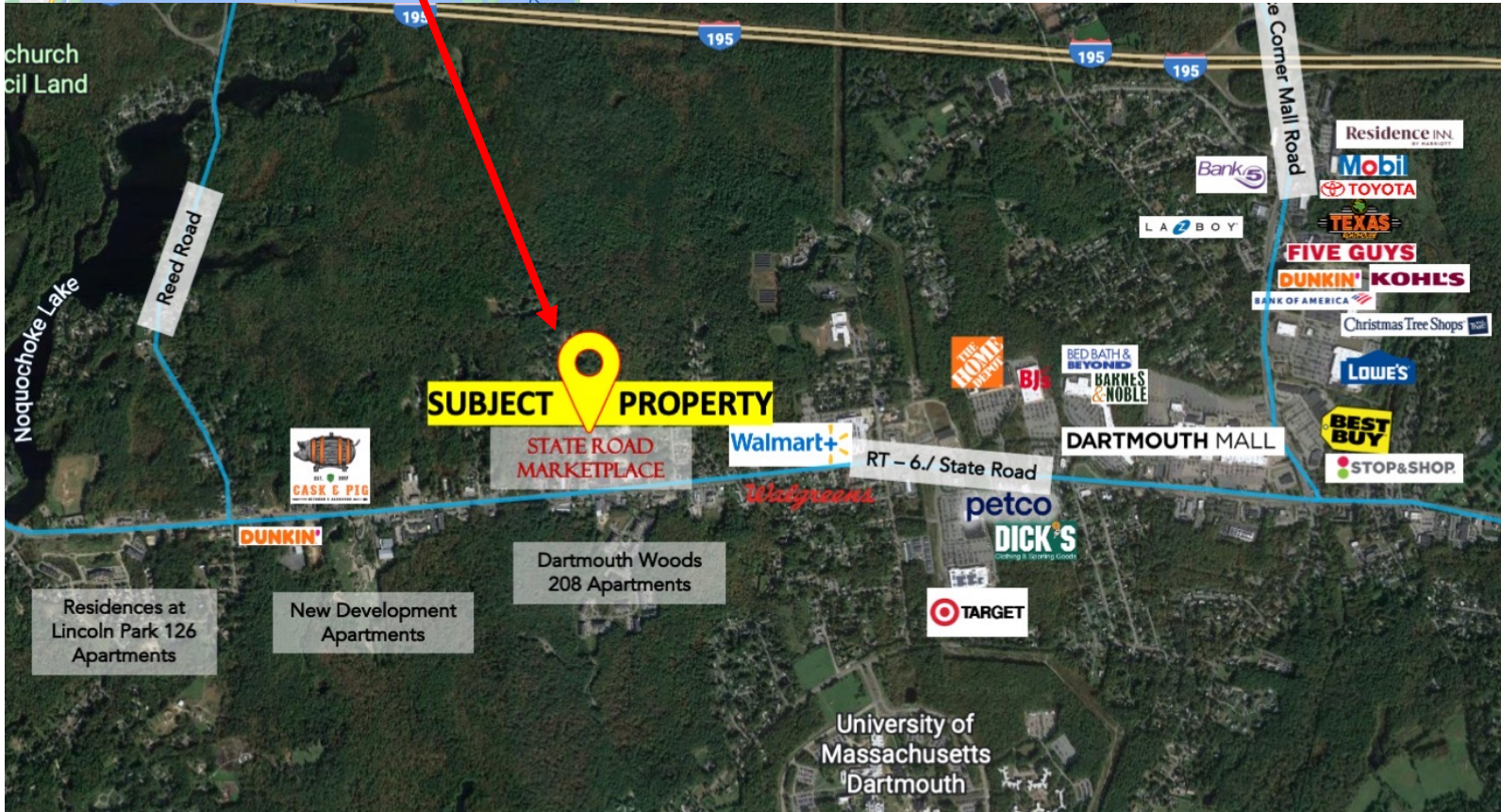


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## LOCATION



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2022 Total Population:	2,029	19,198	94,859
2027 Population:	2,113	19,721	96,581
Pop Growth 2022-2027:	4.14%	2.72%	1.82%
Average Age:	40.00	40.30	40.50
<b>HOUSEHOLDS</b>			
2022 Total Households:	800	6,284	36,119
HH Growth 2022-2027:	4.50%	3.23%	1.93%
Median Household Inc:	\$67,749	\$85,074	\$57,353
Avg Household Size:	2.30	2.50	2.40
2022 Avg HH Vehicles:	2.00	2.00	2.00



## DISCLAIMER

### CONFIDENTIALITY AGREEMENT AND DISCLAIMER:

This Offering Memorandum has been prepared by CIC Realty (Broker) for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Properties or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by the Brokers and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by the Brokers as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Lessor and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, the Brokers and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Lessor since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Properties will be made available upon written request of interested and qualified prospective purchasers.

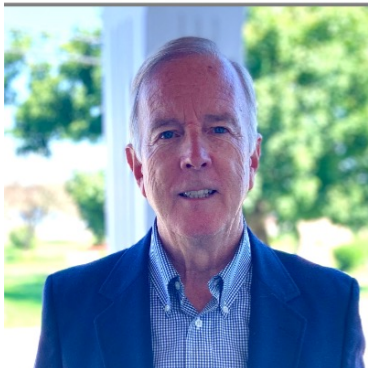
The Lessor has expressly reserved the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Properties and/or to terminate discussions with any entity at any time with or without notice. The Lessor shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Lessor and its legal counsel and any conditions to the Lessor's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Lessor, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Lessor and (v) to return it to the Brokers.

**If you have no further interest in the Properties, please return the Offering Memorandum forthwith.**

# CIC REALTY

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