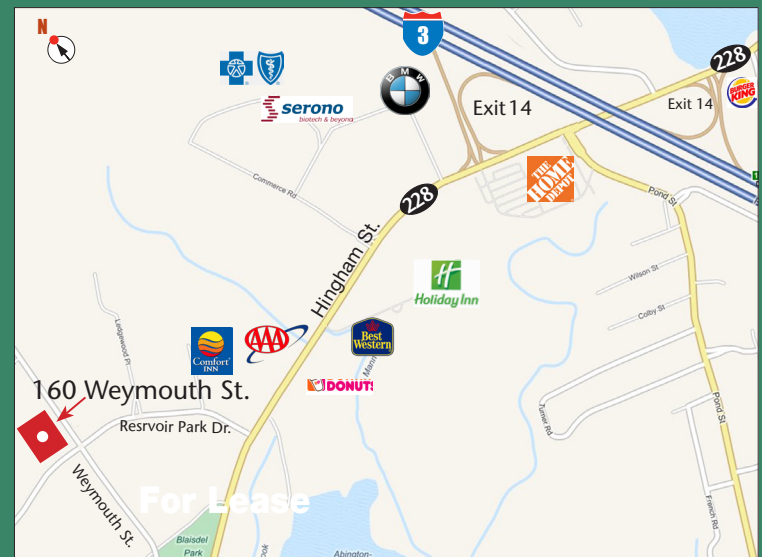
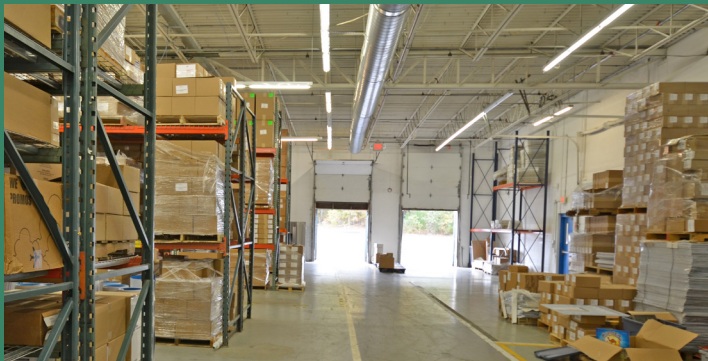


# RADER PROPERTIES, INC

**For Lease**  
**160 Weymouth Street**  
46,000 SF Rockland, MA



Rader Properties is pleased to present 160 Weymouth Street, Rockland, Ma. For lease. Conveniently located less than 1 mile from Route 3 at the new entrance to Union Point, a master planned, mixed use, residential and commercial development with approvals for 8,000 SF of commercial space and 4,000 residential units. This flex/industrial building is available for immediate occupancy. Current tenants include Radius Marketing Group and Goldfish Swim School.



80 Washington Street, Building J-40, Norwell, MA 02061 • [www.RaderProperties.net](http://www.RaderProperties.net) • 781-681-9000

**For Lease**  
**160 Weymouth Street, Rockland, MA**



at the entrance to Union Point

**Specifications**

**Location:** Conveniently located at the entrance to Union Point, approximately 1 mile from Route 3 at Exit 14.

**Size:** up to 16,000 SF available

**Land Area:** 3.06 acres

**Construction:** Steel frame structure with architectural block exterior

**Zoning:** I-2

**Allowed Uses:** Office, showroom, distribution, manufacturing, banking, and most industrial uses  
*By special permit:* retail, auto sales/repair, grocery, manufacturing, restaurant, drive-thru service

**Clear Height:** 18'

**HVAC:** Fully air conditioned via gas-fired roof-top units

**Utilities:** Gas, electric, town water and sewer

**Real Estate Taxes:** \$1.27/SF (2015)

**Loading:** 4 tailboard, 2 ground-level doors

**Power:** 1,200 amp, 120V / 208, 3 Phase

**Sprinkler System:** Wet system throughout

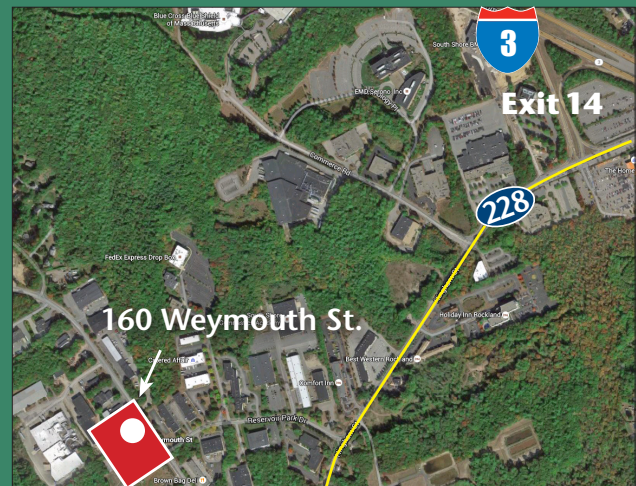
**Year Built:** 1985

**Parking:** 154 spaces with possible expansion

**Roof:** Rubber membrane installed 2014

**Comments:** Excellent visibility

**Exclusive Agent:** David Mitchell 781-681-9000, ext. 20  
DavidMitchell@RaderProperties.net  
or Jim Rader, JRader@RaderProperties.net



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