

INDUSTRIAL PROPERTY FOR SALE

600 Airport Road

171,758 SF

WAREHOUSE · INDUSTRIAL
MANUFACTURING · FLEX

FALL RIVER, MASSACHUSETTS

SALE PRICE
\$21,500,000



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01 / PROPERTY OVERVIEW

Scale, Capacity and Access

Set on 13.45 acres in Fall River, this 171,758-square-foot facility combines substantial scale, flexible operational capacity and convenient access to key regional routes.

Offering 153,928 square feet of warehouse and manufacturing space, 19–24-foot clear heights, 9 loading docks, 2 grade-level doors and approximately 400 parking spaces, the property is equipped to support warehouse, industrial, manufacturing and flex operations.

171,758

SF GROSS FLOOR AREA

13.45

ACRES

9

LOADING DOCKS

02 / PROPERTY DETAILS

Property Details

600 Airport Road · Fall River, Massachusetts



SPACE

TOTAL BUILDING AREA

171,758 SF GFA

SITE AREA

13.45 Acres
15.45 Acres per survey

OFFICE SPACE

17,830 SF

WAREHOUSE / MANUFACTURING

153,928 SF

HIGH-BAY WAREHOUSE

52,149 SF · **24'** CLEAR

MEZZANINE

11,056 SF

CONSTRUCTION

YEAR BUILT / RENOVATIONS

Built 1981
Addition/Renovations
1987, 2024–2026

CAPITAL IMPROVEMENTS

\$4M+ since 2013

CLEAR HEIGHT

19'– 24'

COLUMN SPACING

25' x 42'

FLOOR

Reinforced concrete slab-on-grade

ROOF

Firestone/GenFlex 0.060 TPO

ROOF REPLACEMENT

Completed 2018–2019

ACCESS & OPERATIONS

LOADING / ACCESS

9 docks · **2** grade-level doors

PARKING

±400 vehicle spaces

EV CHARGERS

8

POWER

4,000 amps

ELECTRICAL SERVICE

277/480V · Three-phase

SPRINKLER SYSTEM

Wet System – entire building
New ESFR system for 27,000 SF

FIRE PUMP

Diesel

OCCUPANCY & ECONOMICS

REAL ESTATE TAXES

\$61,107.53 · Fiscal 2026

LEASED SPACE

29,318 SF · Expires Feb 28, 2029

ADDITIONAL LEASE

18,765 SF · Month-to-month

EXPANSION POTENTIAL

20,000 – 40,000 SF

SALE PRICE

\$21,500,000

Overall Floor Plan

171,758 SF

TOTAL BUILDING AREA

29,318 SF

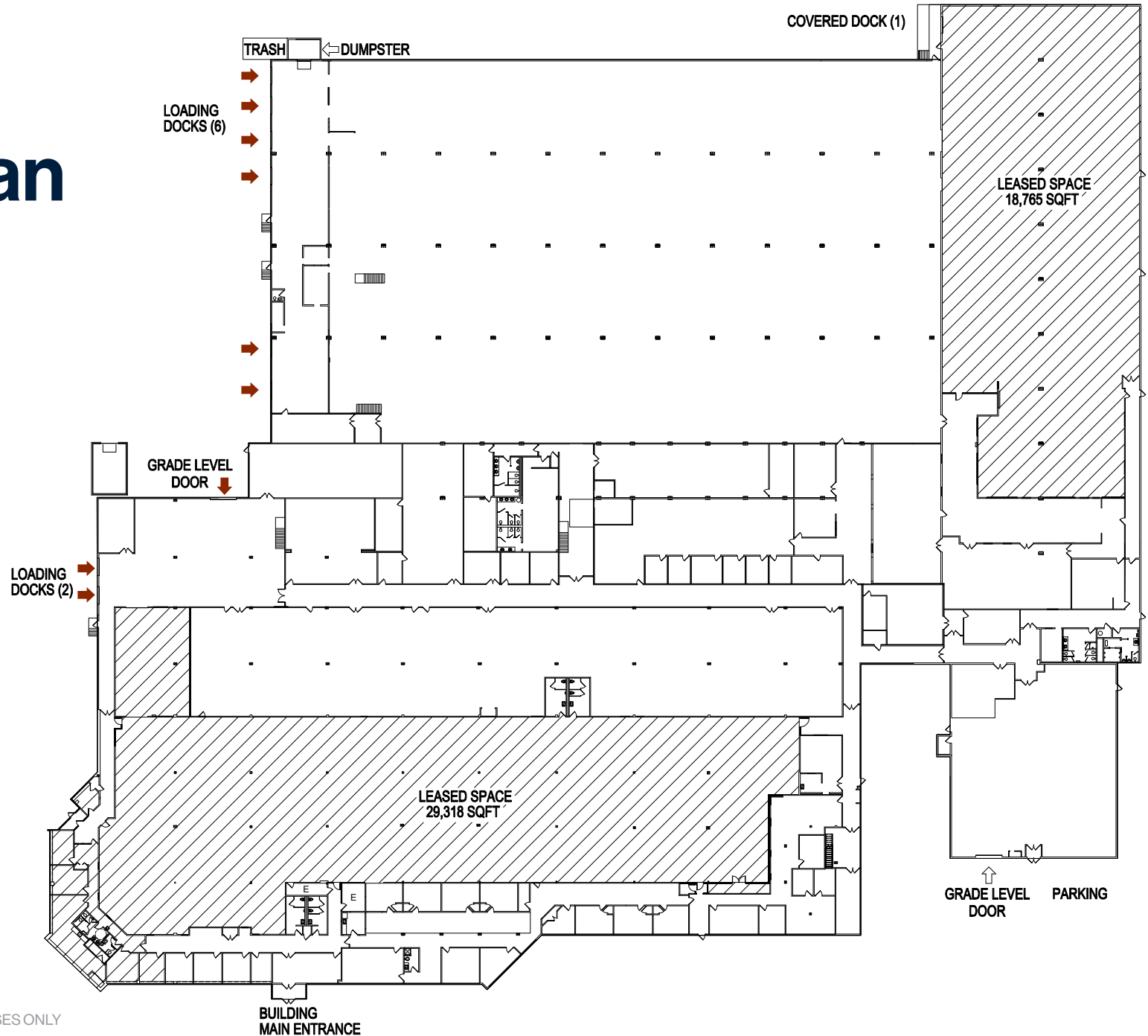
LEASED AREA

EXPIRES FEB 28, 2029

18,765 SF

ADDITIONAL LEASE

MONTH-TO-MONTH



NOT TO SCALE - FOR MARKETING PURPOSES ONLY

All areas, dimensions and occupancy information are approximate and subject to verification.



04 / SITE PLAN & ACCESS

Site Plan & Access

600 Airport Road · Fall River, Massachusetts

13.45 ACRES

LOT AREA / 15.45 acres per survey

±400

PARKING SPACES

INDUSTRIAL PARK

ZONING DESIGNATION

20,000–40,000 SF

EXPANSION POTENTIAL

SITE PLAN NOT TO SCALE

Property boundaries, dimensions and site information are approximate and subject to verification.

Energy Efficiency Upgrades

243,200_w

**SOLAR ARRAY
CAPACITY**

760 panels · Net metering
Installed 2018

8

**EV CHARGING
STATIONS**

ChargePoint



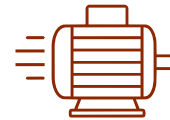
LED LIGHTING

LED lighting upgrades throughout
the building and parking lot



SMART HVAC CONTROLS

Trane HVAC plant
Honeywell Tridium controls system



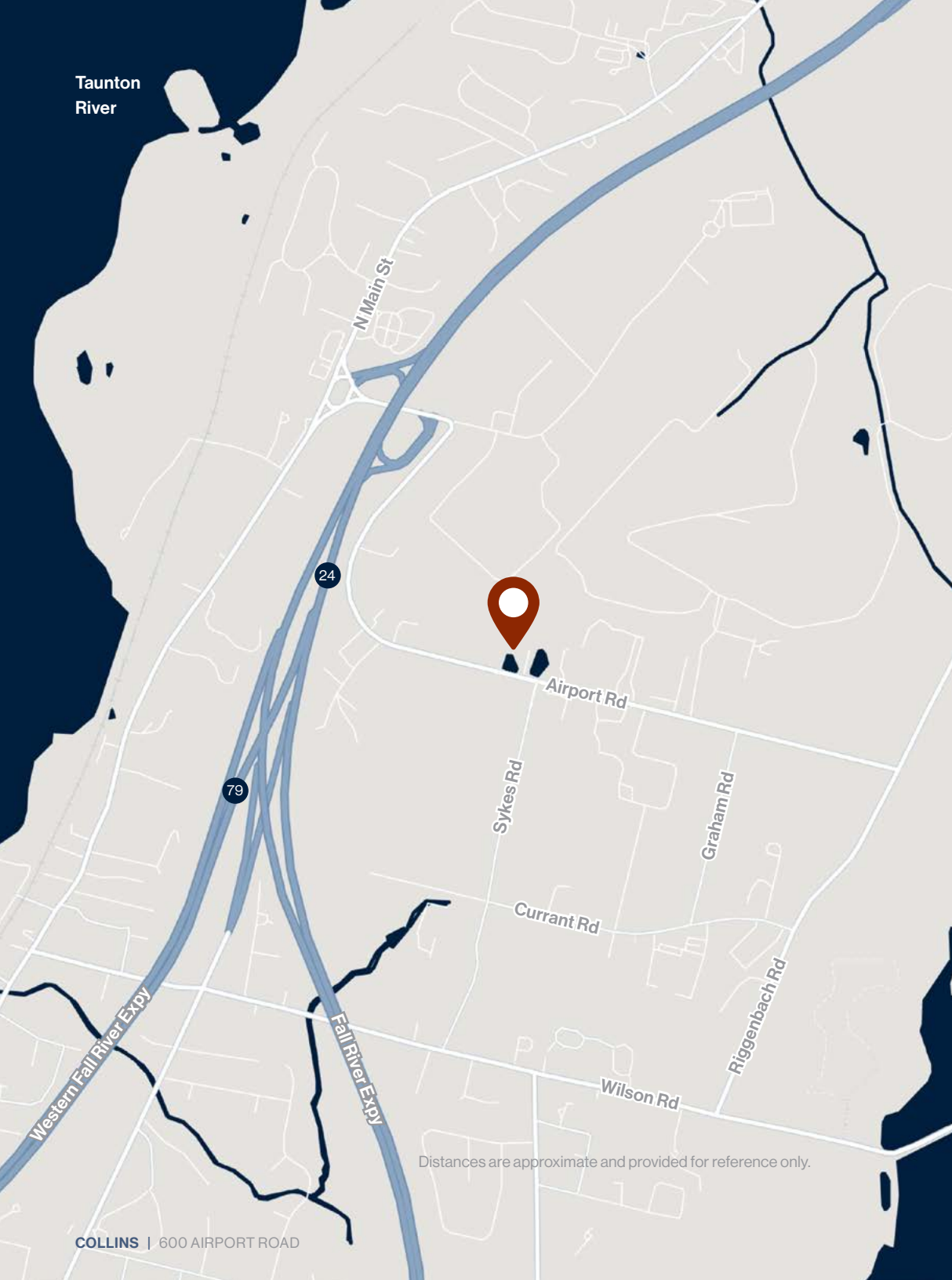
VARIABLE-SPEED DRIVES

Installed on HVAC pumps
and motors



UTILITY PROVIDERS

ELECTRIC National Grid
NATURAL GAS Liberty
WATER / SEWER City of Fall River



Taunton
River

N Main St

24

79

Western Fall River Expy

Fall River Expy

Airport Rd

Sykes Rd

Graham Rd

Currant Rd

Riggenbach Rd

Wilson Rd

Distances are approximate and provided for reference only.

COLLINS | 600 AIRPORT ROAD

06 / LOCATION

Location & Connectivity

600 Airport Road • Fall River, Massachusetts

HIGHWAY ACCESS

1 MILE	ROUTE 24
5 MILES	I-195
18 MILES	I-495

REGIONAL HUBS

25 MILES	PROVIDENCE
50 MILES	BOSTON

PUBLIC TRANSIT

MBTA

Fall River/New Bedford Line
Connection to Greater Boston

SRTA

Bus stops located within the industrial park



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**SCAN FOR
DRONE VIDEO**

The information contained herein has been obtained from sources believed to be reliable. However, no warranty or representation is made as to its accuracy, and all information is subject to independent verification.