



**27,000 SF
FOR SALE**

**FLEX/LIGHT INDUSTRIAL
PLYMOUTH, MA 02360**



Property Information

- Sale Price: \$5,100,000
- Year Built: 2004
- 22' Warehouse Clear Height
- Zoning: Light Industrial
- 6 Docks, 1 Drive-in
- SF Breakdown:
 - 16,200 SF Industrial
 - 10,800 SF Office



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Sale Highlights

- Full Owner/User Opportunity OR Multi-Tenant Investment
- Available Immediately
- Two-Story Office
- Excellent Access to Nearby Retail
- Offers long term financial stability vs continuing to rent
- Parking Ratio: 2 : 1,000
- Excellent Fit for Manufacturing
- Close Proximity to Route 3 and 44
- High Quality Construction



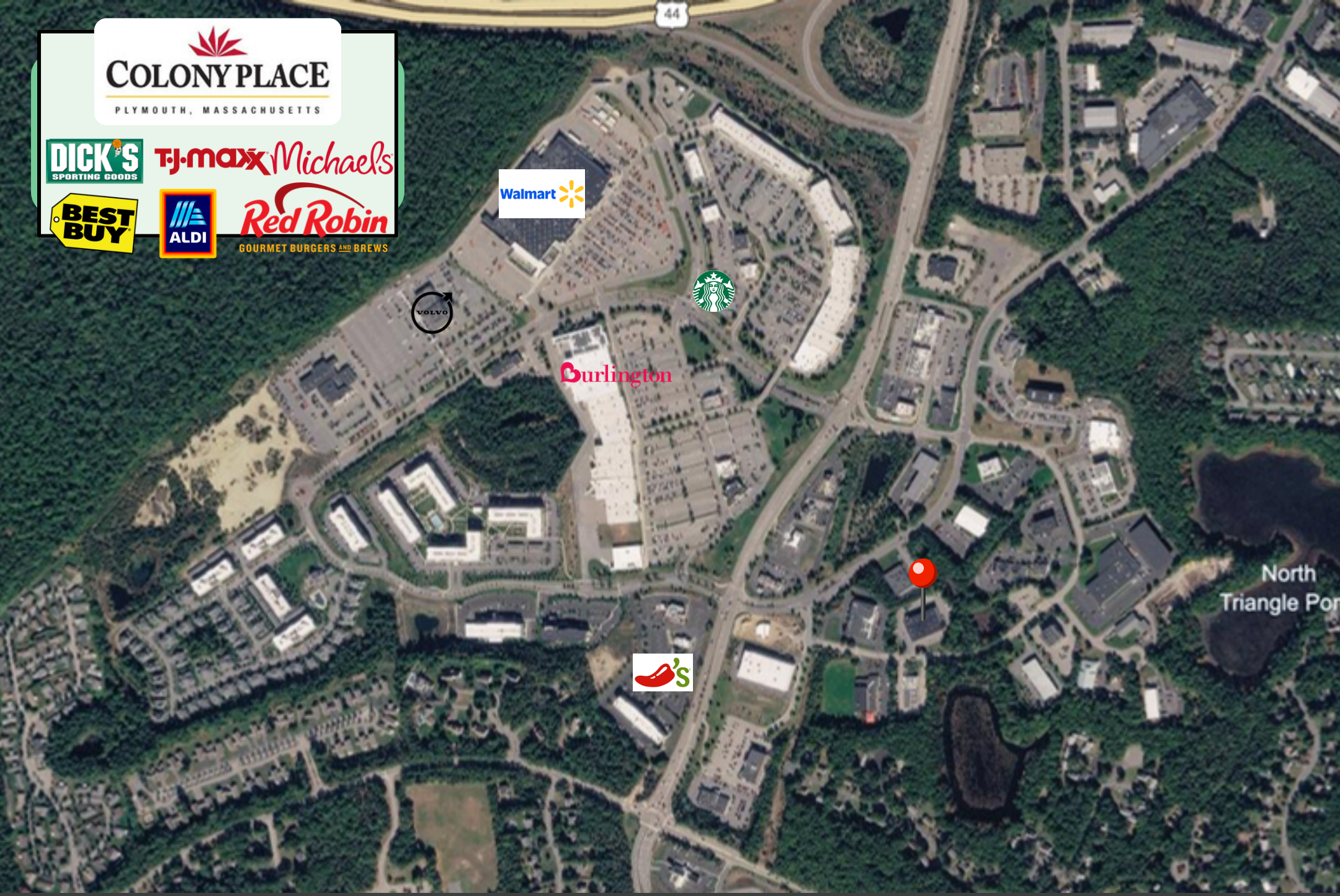
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Location

The property benefits from immediate access to Colony Place, a dominant regional retail center anchored by top national brands and a diverse restaurant lineup. This amenity-rich environment supports strong consumer traffic and offers convenient options for employees, clients, and visitors alike.



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EXECUTIVE SUMMARY

12 Resnik Road presents a unique opportunity to acquire a premier flex asset in the heart of Plymouth's established industrial park. Constructed in 2004, the ±27,000 SF building sits on 1.86 acres and is ideally suited for an owner/user seeking a balanced office and warehouse configuration with immediate functionality.

The property features a highly efficient layout comprised of approximately 16,200 SF of warehouse space and 10,800 SF of finished office space, supporting a wide range of industrial, R&D, or light manufacturing uses. The warehouse is equipped with six (6) loading docks and one (1) drive-in door along with a 22' clear height, offering strong capabilities for distribution or operational efficiency.

Strategically zoned for light industrial use, the site provides flexibility for a variety of users while benefiting from its location within Plymouth's main industrial cluster. The building's modern construction, ample loading, and high-end office component make it particularly attractive for companies seeking a headquarters-style facility that can combine administrative and operational functions under one roof.

This offering represents a rare chance to secure a high-quality, move in ready facility in a supply-constrained market, with the added benefit of full control and long-term cost stability through ownership.



**ATLANTIC
PROPERTIES**

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