

INDUSTRIAL BUILDING
FOR LEASE



45 FINNELL DRIVE

45 FINNELL DR, WEYMOUTH,
MA 02188

DAVE ELLIS, SIOR

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PROPERTY SUMMARY

45 FINNELL DRIVE



PROPERTY DESCRIPTION

Introducing an exceptional opportunity at 45 Finnell Drive in Weymouth, MA. This flexible manufacturing/warehouse building offers 1,200 Amps @ 480/277V 3Phase electrical service, 7 loading docks, 1 drive-in and 24' clear height. Its strategic location, just 16 miles from Downtown Boston and in close proximity to Route 3/93, offers incredible accessibility and convenience.

PROPERTY HIGHLIGHTS

- Flexible Manufacturing/Warehouse Building
- 1,200 Amps @ 480/277V 3Phase
- 7 Loading Docks, 1 drive-in
- 24' Clear height
- 16 Miles to Downtown Boston
- Close Proximity to Route 3/93 and Braintree Split

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	20,000 - 50,271 SF
Lot Size:	3.63 Acres
Building Size:	50,271 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	149	625	3,173
Total Population	453	1,768	7,471
Average HH Income	\$159,015	\$155,390	\$133,910



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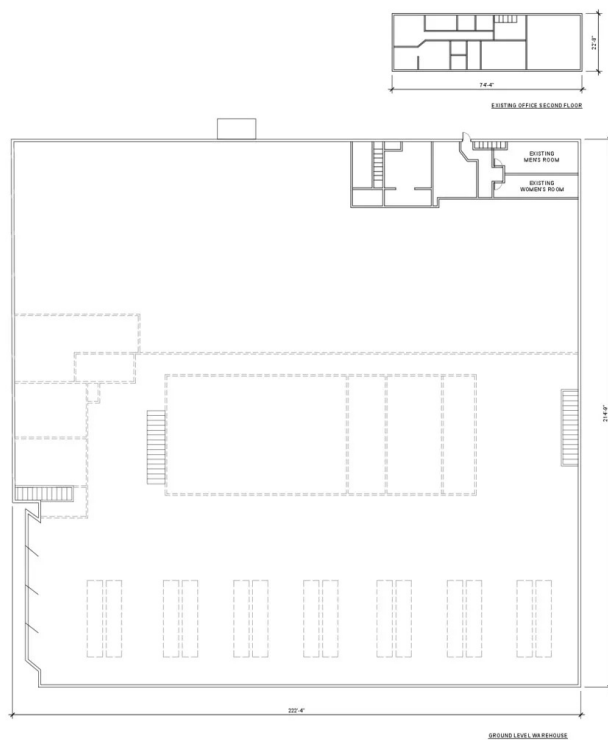
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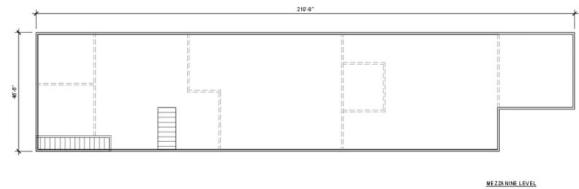
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FLOOR PLANS

45 FINNELL DRIVE



WAREHOUSE
 GROUND LEVEL: 47,855SF
 LOW CEILING AREA: APPROX. 10,122SF
 OFFICE AREA: APPROX. 1,885SF
 SECOND FLOOR: 11,807SF
 MEZZANINE AREA: APPROX. 10,122SF
 OFFICE AREA: APPROX. 1,885SF
TOTAL AREA: 59,662SF
 LOADING DOCK: 4



WAREHOUSE
 45 FINNELL DRIVE WEYMOUTH MA

PROPOSED LEASABLE AREA

OVERALL PLAN
 Drawn by: SJP

BJA # 224083

Date: 05/17/2024

BJA
 ARCHITECTS

BJA Architects, Inc.
 Brockton + Tampa
 www.bjaarchitects.com



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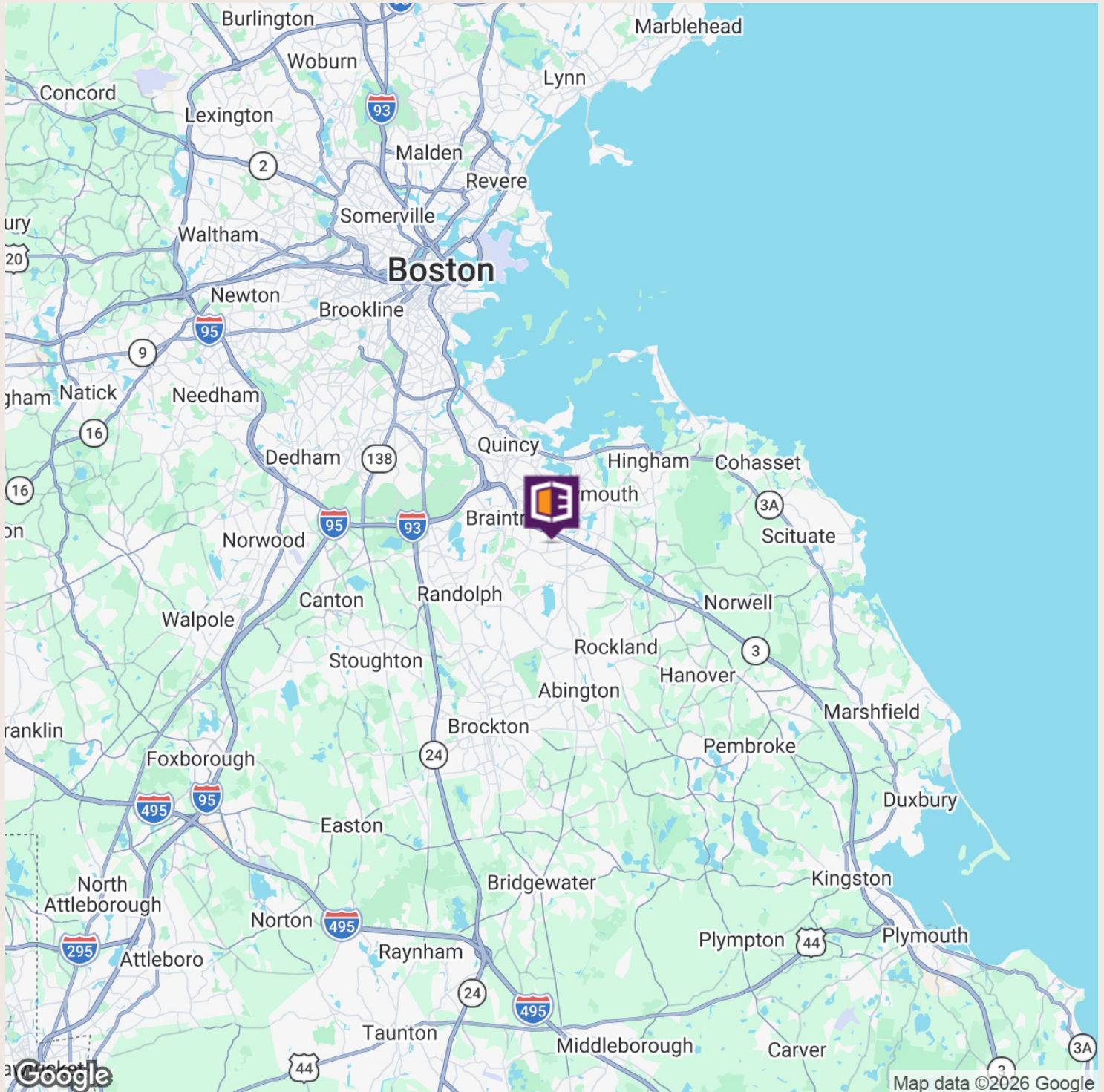
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AERIAL MAP

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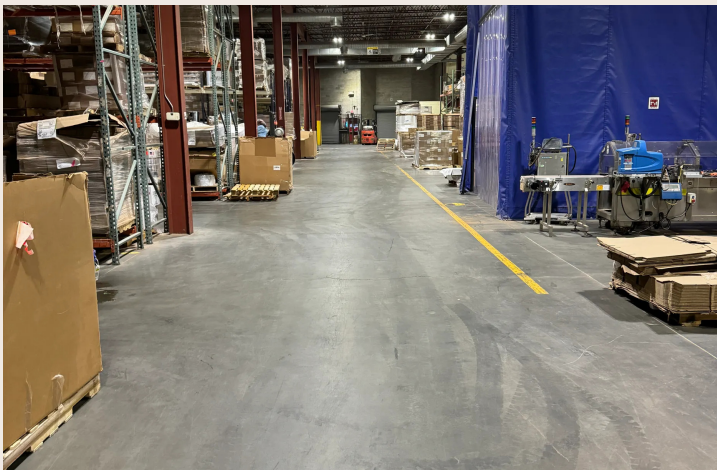
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ADDITIONAL PHOTOS

45 FINNELL DRIVE



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