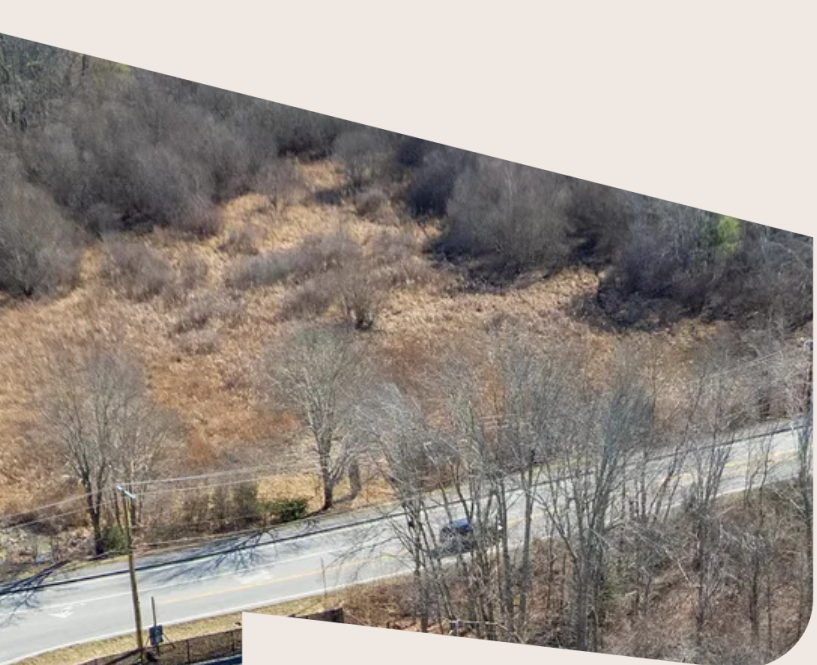


LAND BUILDING
FOR LEASE



WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY

347 EAST ST, WEST
BRIDGEWATER, MA 02379

KERRICK PIERCE

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DAVE ELLIS, SIOR

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OLIVER OLSSON

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PROPERTY SUMMARY

WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



PROPERTY DESCRIPTION

347 East Street in West Bridgewater offers a unique opportunity for a local business to secure space through purchase or lease. The site features a one-acre fenced and usable lot with a barn, plus room for broader expansion across the full 2.41 acres.

The land previously supported a tree removal operation, which creates natural appeal for a wide range of commercial uses. Its high-traffic location strengthens visibility and supports companies aiming to establish a presence or scale their operations.

Flexible lease options cover a half acre, a full acre, or the entire site.

PROPERTY HIGHLIGHTS

- Full acre of useable land ideal for contractors, trades, or storage
- Flexible Lease Options on 1/2 Acre, Full Acre, and Entire 2.41 Acres
- Purchase Options Including Lease to Own
- Fully fenced lot with remote entry gate—ideal for secure equipment, material, or storage access
- Zoning allows retail/service business with drive up or window service
- Located on the intersection of East Street and Route 106 providing a high-visibility signage opportunity
- 2-story barn complete with power and restroom
- Convenient access to major roadways, less than 10 miles from Routes 24 and 495

OFFERING SUMMARY

Lease Rate:	Call Listing Broker
Number of Units:	1
Available SF:	0.5 - 2.41 Acres
Lot Size:	2.41 Acres



**ELLIS
REALTY
ADVISORS**

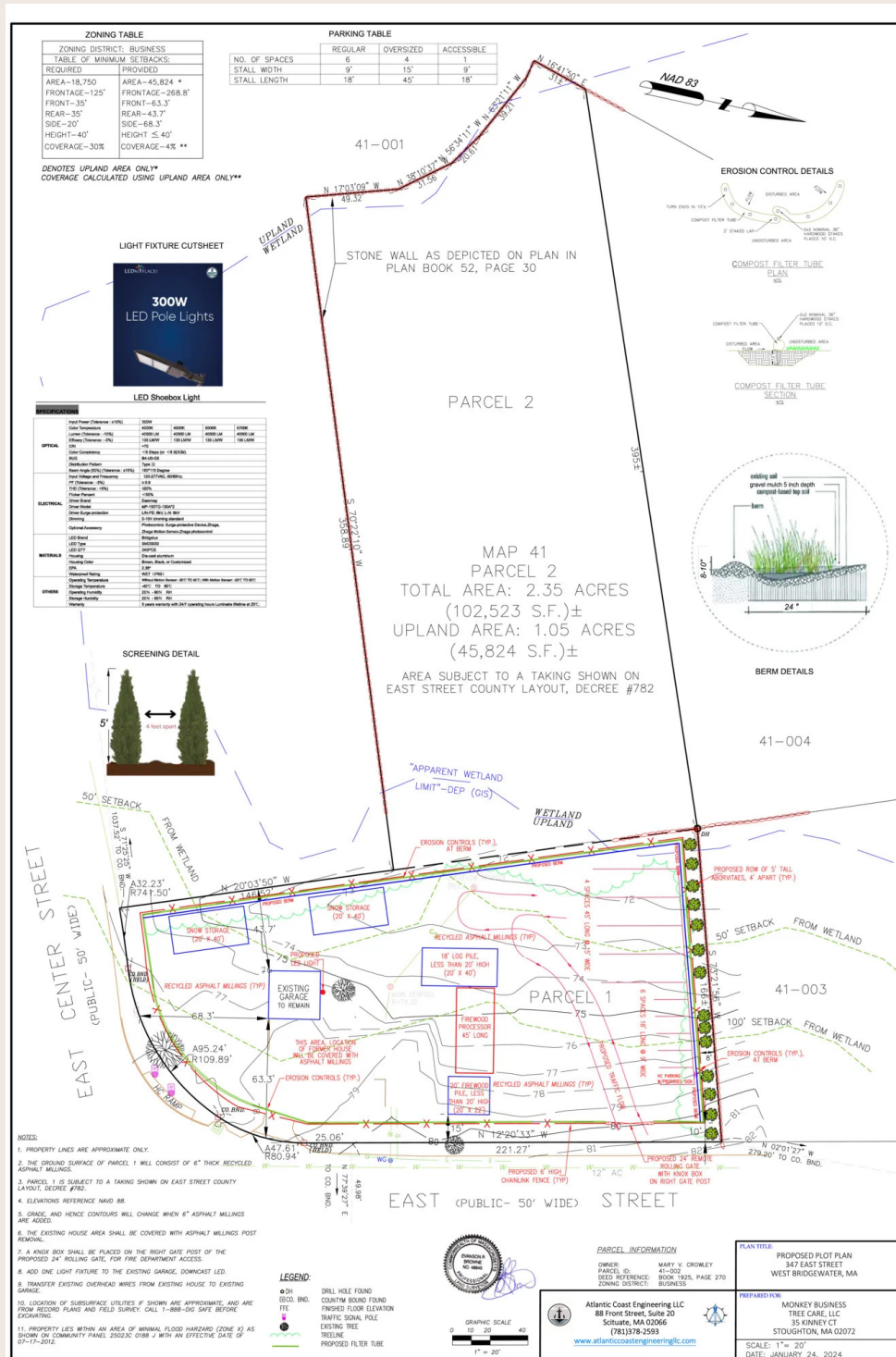
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SITE PLANS

WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



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ADDITIONAL PHOTOS

WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



**ELLIS
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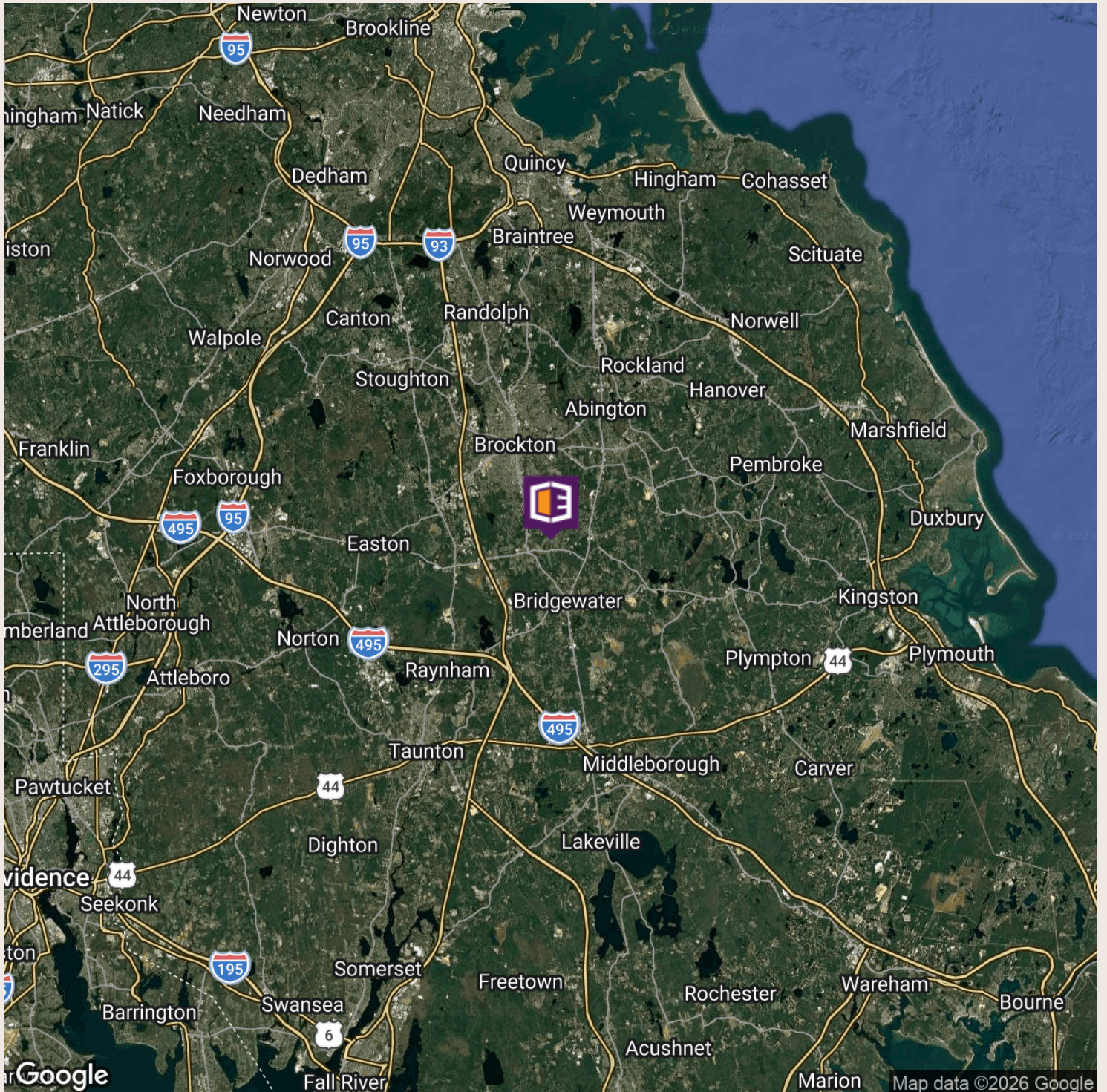
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AERIAL MAP

WEST BRIDGEWATER CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY



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