



447 WASHINGTON ST

PEMBROKE, MA

FOR SALE | 3,600 SF +/- BUILDING ON 4.2 AC

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3,600 SF +/- Industrial Building on 4.2 AC for Sale

PROPERTY HIGHLIGHTS

- Frontage on Route 53
- 2.6 Miles from Route 3
- 25 Miles to Boston
- 2.75 Useable Acres
- Outstanding Outdoor Storage Opportunity

PROPERTY SPECIFICATIONS

| | |
|-----------------|--|
| Building Size: | 3,600 SF +/- |
| Lot Size: | 4.2 Acres Total (~2.75 Acres Useable) |
| Zoning: | C |
| Drive-In Doors: | 2 (Two) (Grade Level) |
| Clear Height: | 14'-16' |
| Construction: | Metal |
| Sale Price: | \$1.7M |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 56 | 201 | 832 |
| Total Population | 152 | 554 | 2,290 |
| Average HH Income | \$170,967 | \$182,134 | \$185,164 |





SKECHERS

3A



**ACE
Hardware**

DISTANCE TO



**2.8 MILES
8 MIN**



**0.4 MILES
3 MIN**



**0.1 MILES
1 MIN**



**447 Washington St,
Pembroke, MA**



FedEx



**East Coast
Marine & Industrial**



BMI Surplus

447 WASHINGTON ST PEMBROKE, MA

3,600 SF +/- COMMERCIAL SPACE AVAILABLE FOR SALE

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