



104 Anawan St

104 Anawan St, Fall River, MA 02721



Dave Melanson

Shane Landing LLC

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104 Anawan St

\$10.00 /SF/YR

104 Anawan St is a four-story historic mill building located within Fall River's Waterfront Cultural District. The property contains approximately 205,000 square feet on approximately 2.3 acres and includes freight elevator service, multiple loading docks, sprinkler coverage, and approximately 151 parking spaces. The property is situated near Battleship Cove, the Braga Bridge, Route 24, I-195, and South Coast Rail service, providing access throughout Southeastern Massachusetts and the Greater Providence region....

- Located approximately one-half mile from South Coast Rail service.
- Large floor plates provide redevelopment and adaptive-use potential.
- Freight elevator and multiple loading docks support operational flexibility.



Rental Rate:	\$10.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	C
Rentable Building Area:	212,124 SF
Year Built:	1900
Rental Rate Mo:	\$0.83 /SF/MO

2nd Floor Ste suite 3

1

Space Available	2,900 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

2nd Floor Ste suite 4

2

Space Available	2,100 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

2nd Floor Ste suite 5

3

Space Available	1,280 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

2nd Floor Ste suite 6

4

Space Available	5,024 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

3rd Floor Ste 1

5

Space Available	14,520 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Ceiling Height: Approximately 14 feet
Large open-span layout with easily adaptable configurations
Freight elevator access to all floors; additional available elevator shafts
Building is fully sprinkled for fire safety
Recently improved roof (2019) with a 25-year parts and labor warranty
Potential for creative office, flex industrial, R&D, or specialized commercial use
Abundant natural light due to historic mill windows

3rd Floor Ste 2

6

Space Available	6,490 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Ceiling Height: Approximately 14 feet
Large open-span layout with easily adaptable configurations
Freight elevator access to all floors; additional available elevator shafts
Building is fully sprinkled for fire safety
Recently improved roof (2019) with a 25-year parts and labor warranty
Potential for creative office, flex industrial, R&D, or specialized commercial use
Abundant natural light due to historic mill windows

3rd Floor Ste 3

7

Space Available	955 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Ceiling Height: Approximately 14 feet
Large open-span layout with easily adaptable configurations
Freight elevator access to all floors; additional available elevator shafts
Building is fully sprinkled for fire safety
Recently improved roof (2019) with a 25-year parts and labor warranty
Potential for creative office, flex industrial, R&D, or specialized commercial use
Abundant natural light due to historic mill windows

3rd Floor Ste 6

8

Space Available	2,709 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Ceiling Height: Approximately 14 feet
Large open-span layout with easily adaptable configurations
Freight elevator access to all floors; additional available elevator shafts
Building is fully sprinkled for fire safety
Recently improved roof (2019) with a 25-year parts and labor warranty
Potential for creative office, flex industrial, R&D, or specialized commercial use
Abundant natural light due to historic mill windows

4th Floor Ste 1

9

Space Available	7,200 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

4th Floor Ste 2

10

Space Available	2,925 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

4th Floor Ste 3

11

Space Available	10,125 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

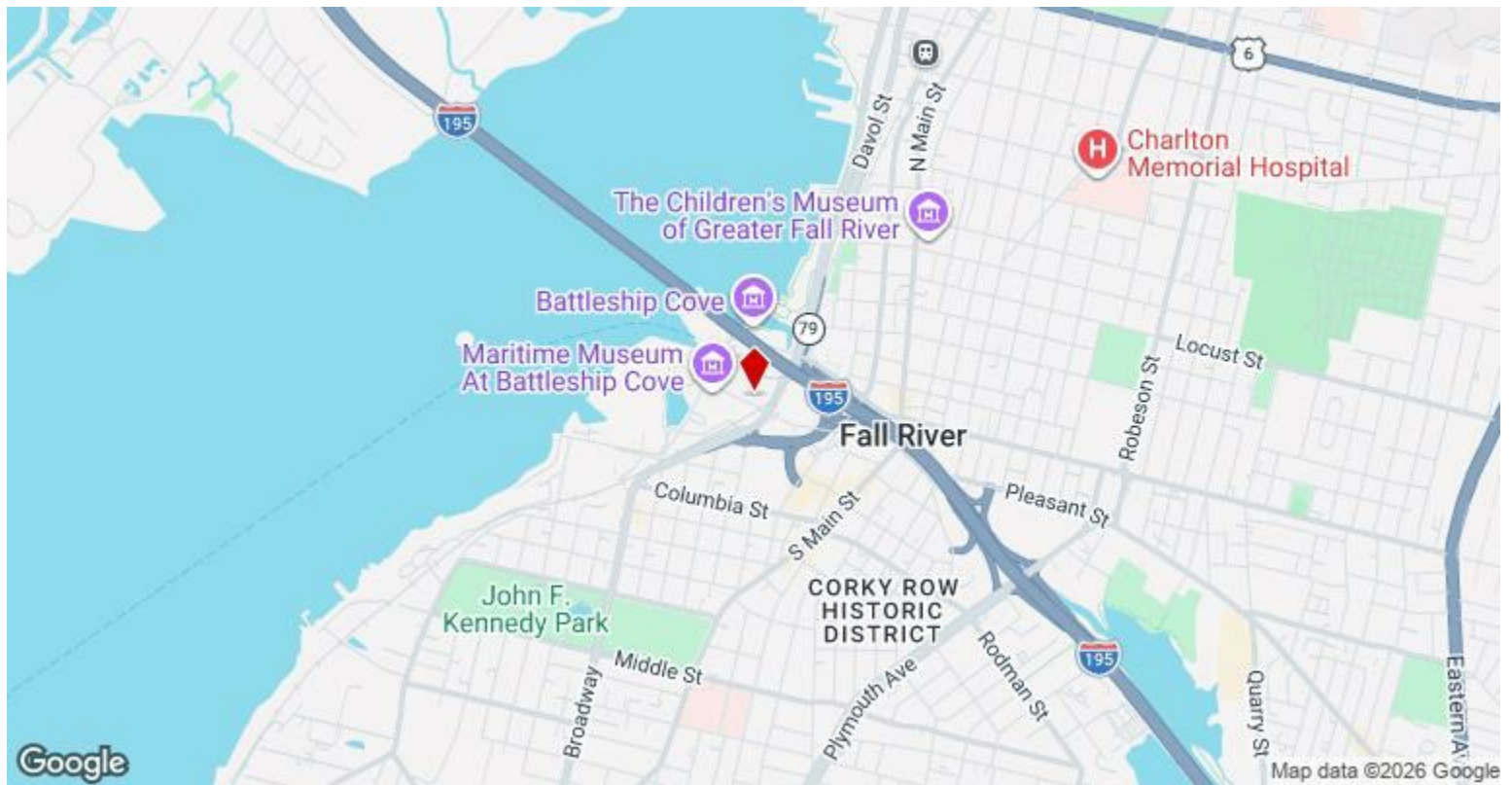
4th Floor Ste 4

12

Space Available	13,000 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
5 Star Furniture	-	
Ape and Bird	-	
Fakhri Auto Group	-	
Frontside Factory	-	
MDM Construction Management	-	
RST Thermal Inc	-	
Shorty's embroidery	-	
St. Jean cabinetry	-	
Tavares Carpentry	-	
The King and I	-	



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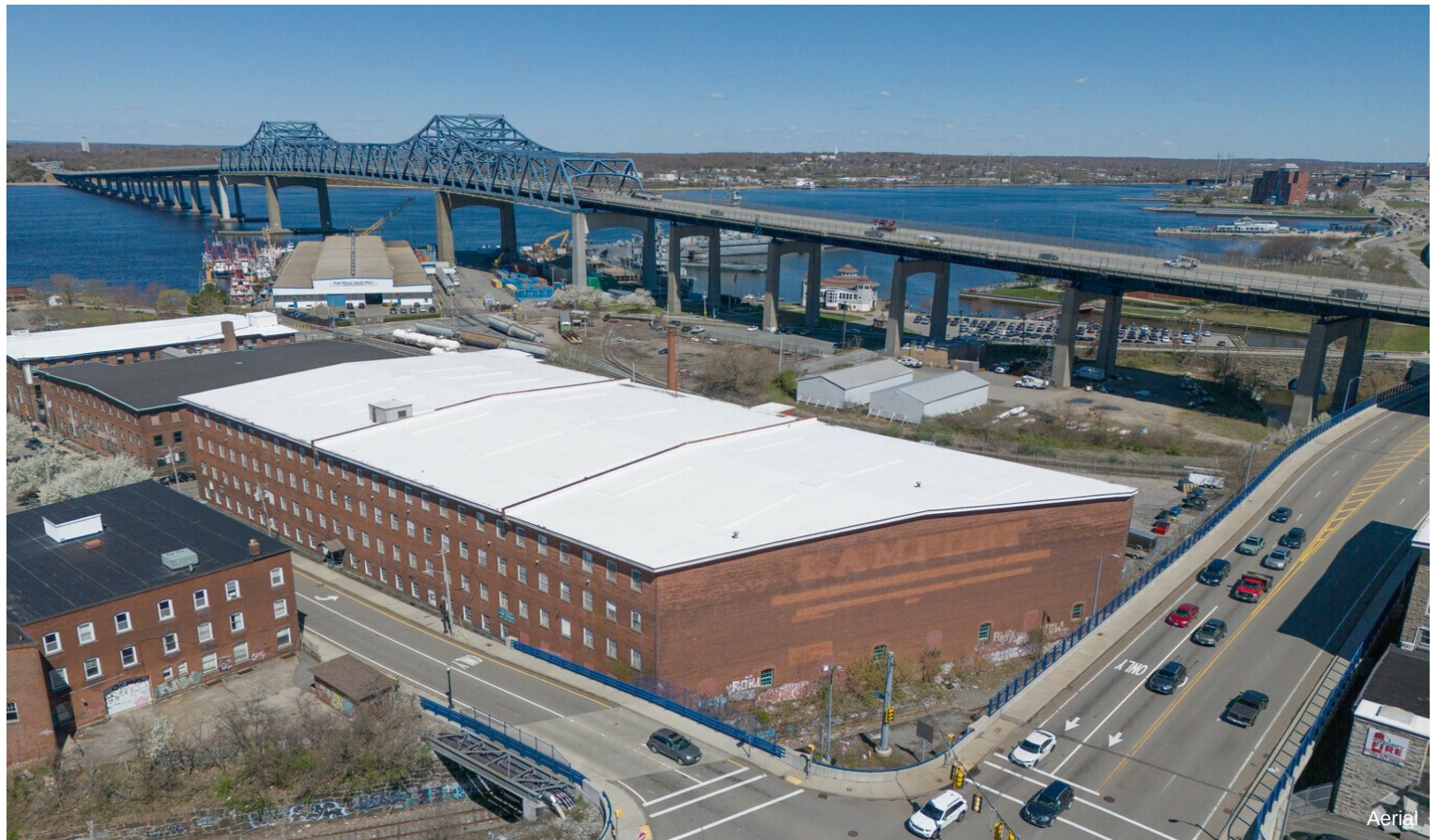
Property Photos



Property Photos



Building Photo



Aerial

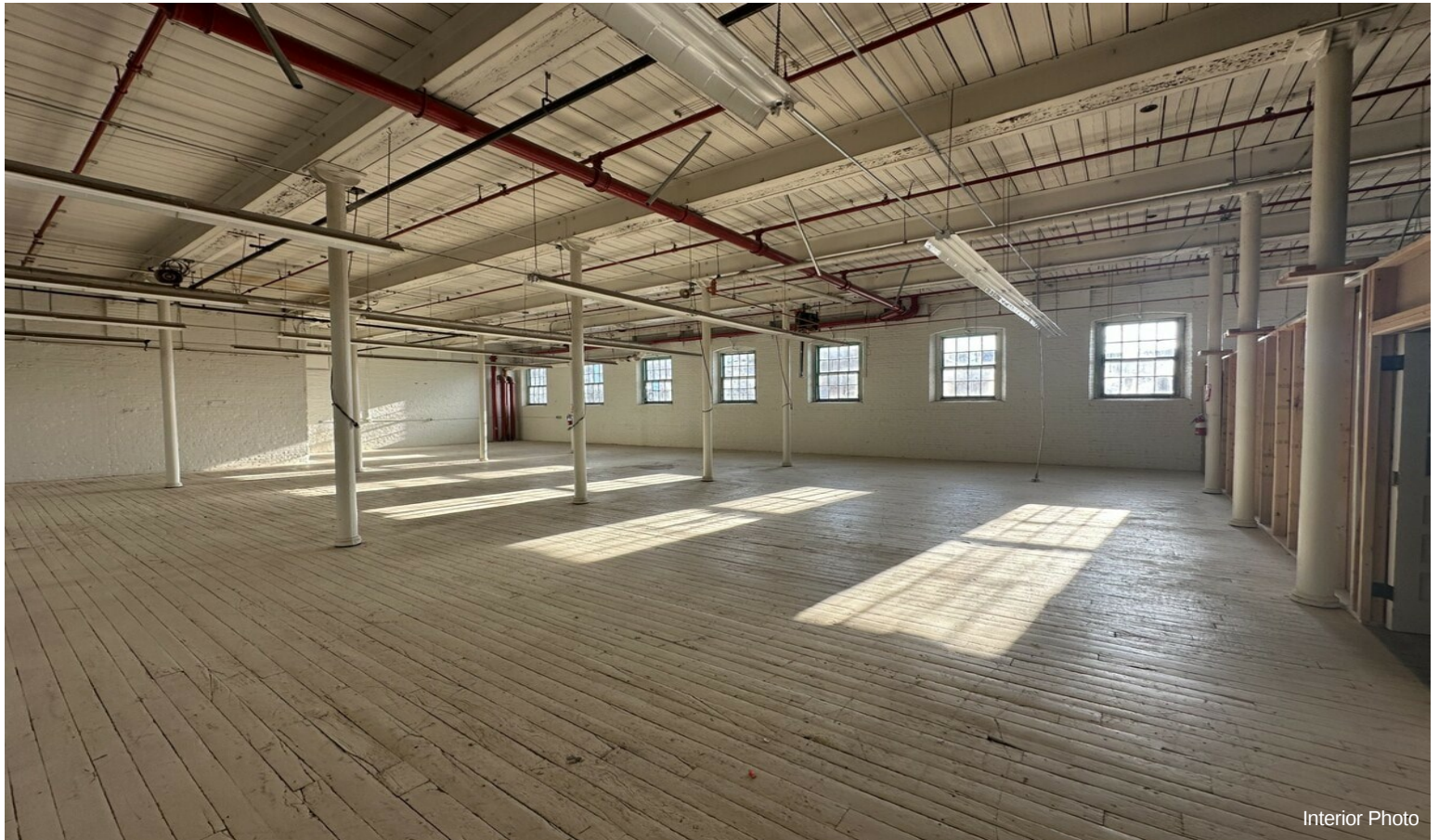
Property Photos



Property Photos



Interior Photo

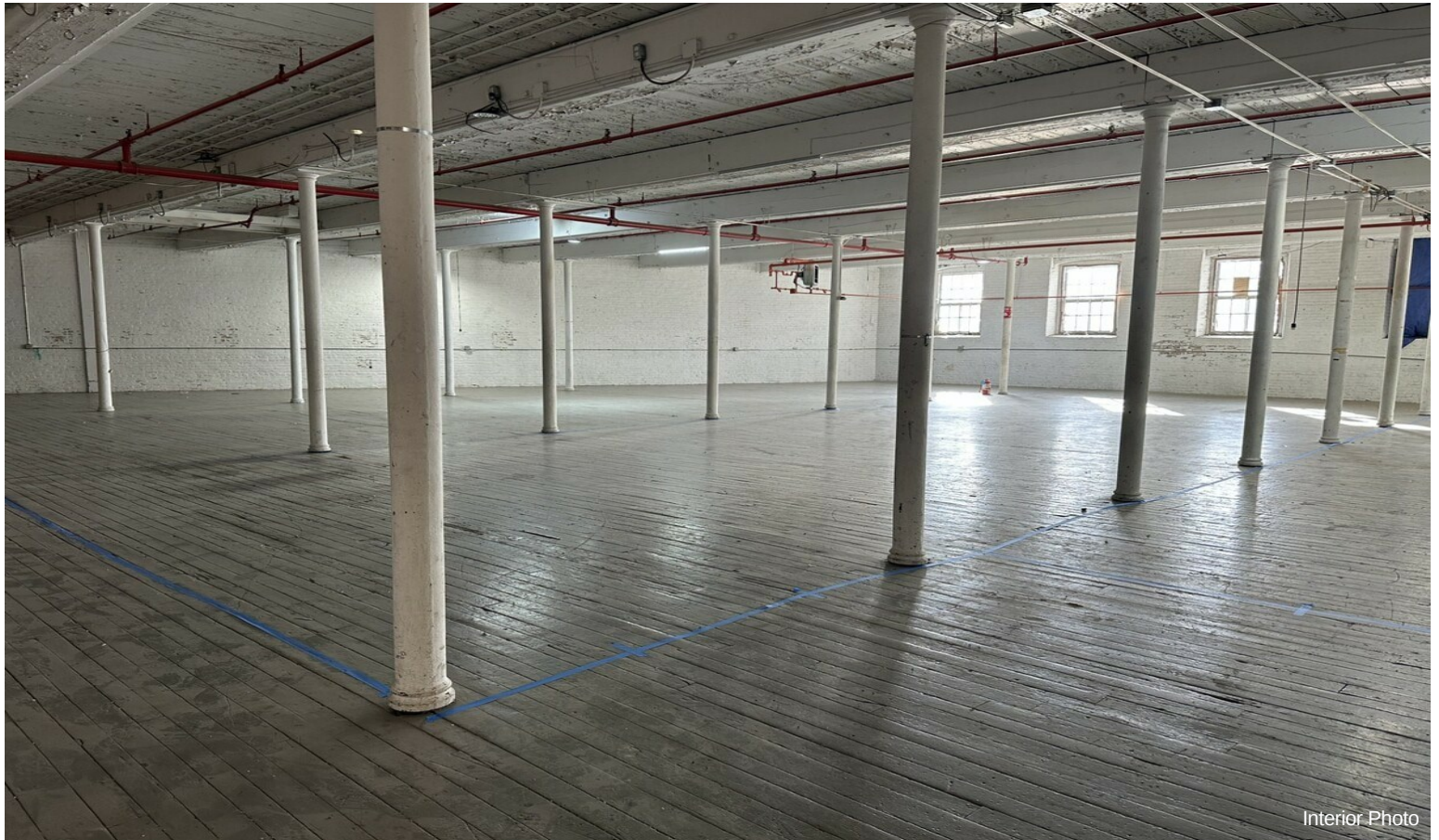


Interior Photo

Property Photos

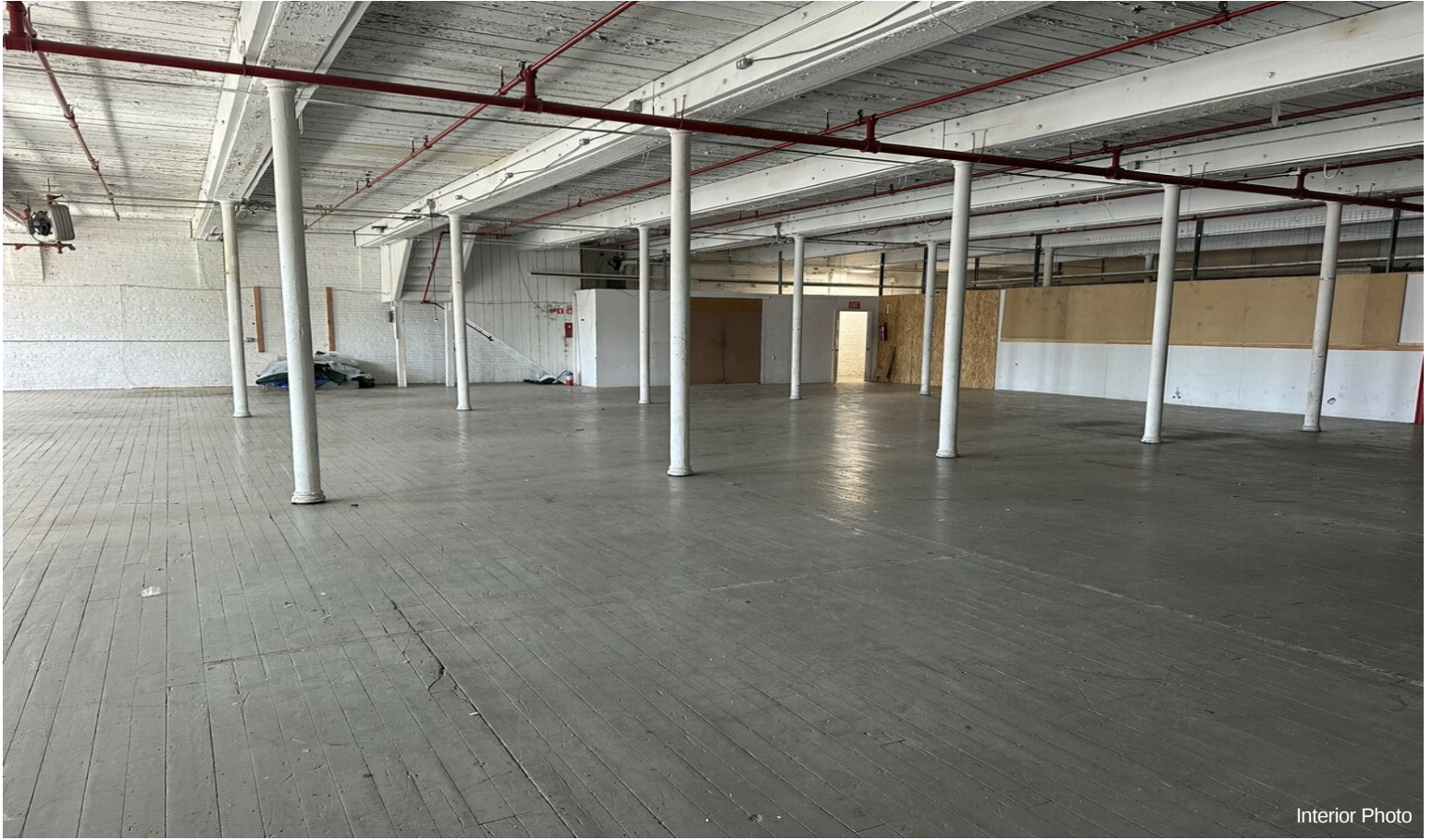


Interior Photo



Interior Photo

Property Photos



Interior Photo