

INDUSTRIAL BUILDING
FOR LEASE



**401 VFW DR,
ROCKLAND, MA
02370-1159**

DAVE ELLIS, SIOR

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

48,000 SF flex warehouse building located on VFW Drive in Rockland just minutes from Route 3/Exit 14. The building is located in close proximity to Union Point, New England's largest, master-planned mixed-use development. The building offers high-bay warehouse, windowed office and structural mezzanine

PROPERTY HIGHLIGHTS

- 13,000 SF of industrial space located in Rockland, MA.
- Warehouse 10,000 SF
- Office 3,000 SF
- 1 Tailboard
- Plenty of parking

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	13,000 SF
Lot Size:	3.38 Acres
Building Size:	48,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,643	16,347	45,853
Total Population	3,876	41,647	117,900
Average HH Income	\$82,023	\$87,300	\$90,488



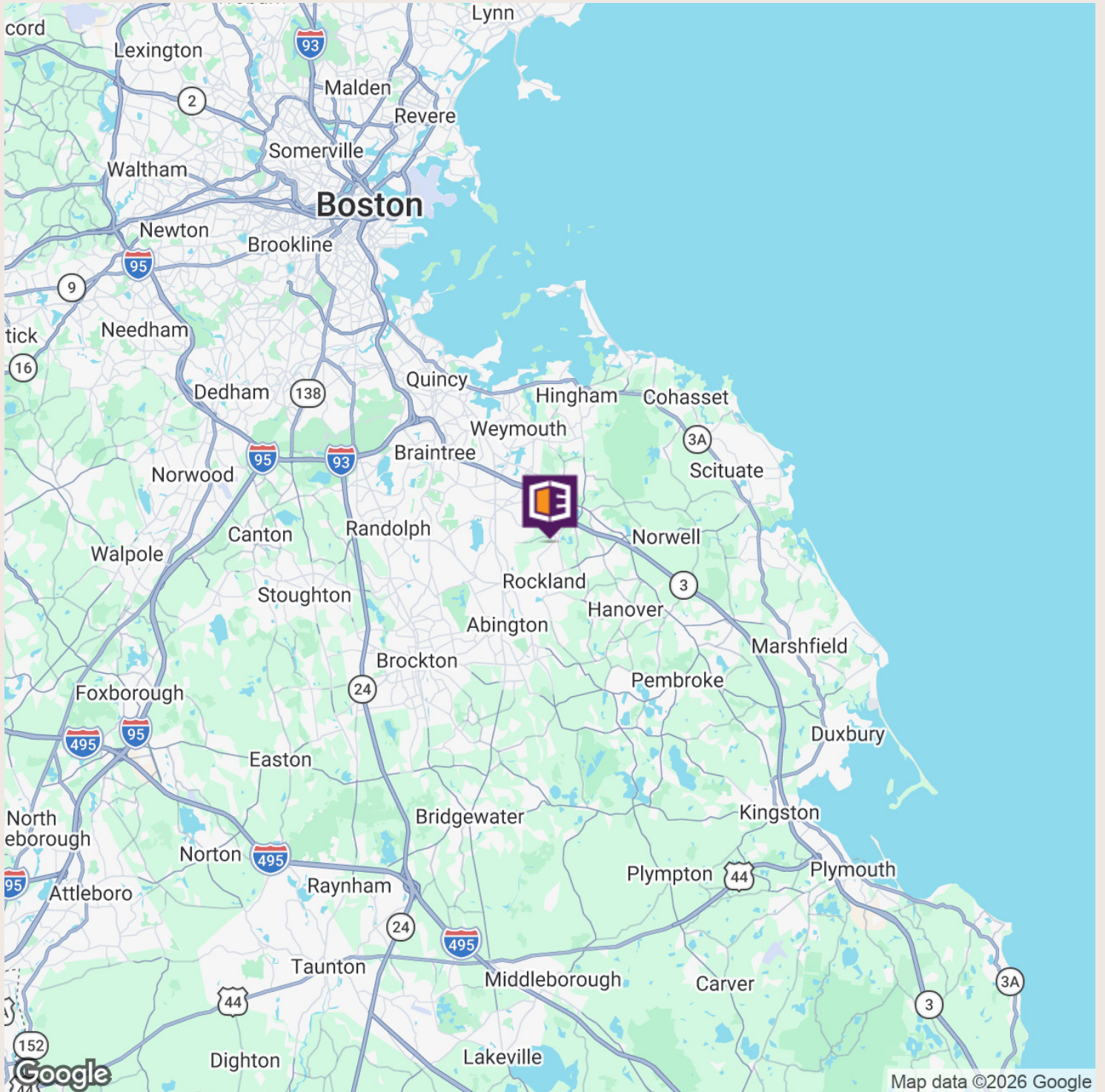
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AERIAL MAP



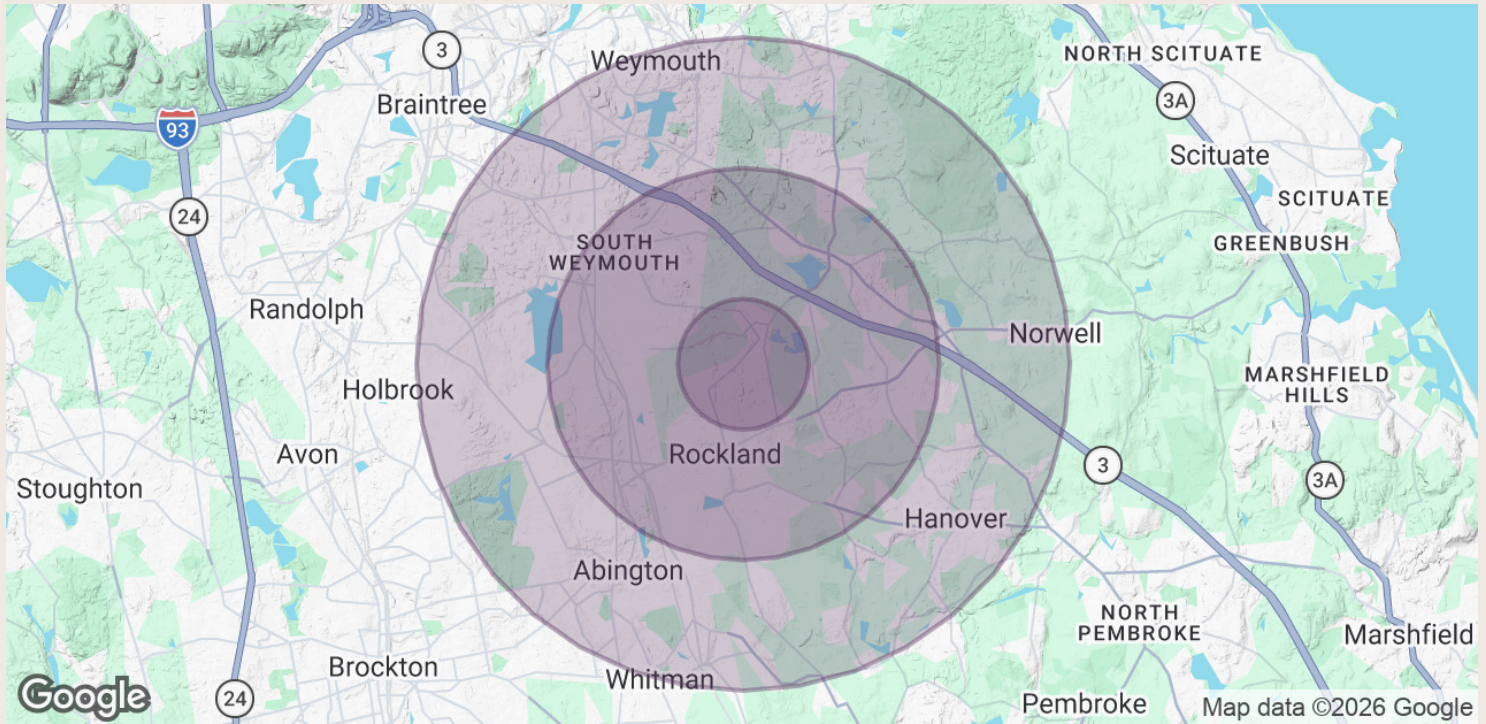
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,876	41,647	117,900
Average Age	42.2	40.0	39.7
Average Age (Male)	38.2	37.8	38.1
Average Age (Female)	47.1	42.2	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,643	16,347	45,853
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$82,023	\$87,300	\$90,488
Average House Value	\$300,479	\$388,594	\$408,184

2020 American Community Survey (ACS)



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