

FOR LEASE
INDUSTRIAL PROPERTY



401 VFW DR

ROCKLAND, MA 02370-1159

For More Information

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401 VFW DR



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	48,000 SF
Available SF:	13,000 SF
Lot Size:	3.38 Acres
Year Built:	1986
Zoning:	INDUST
Market:	Boston
Submarket:	Route 3 Corridor Ind

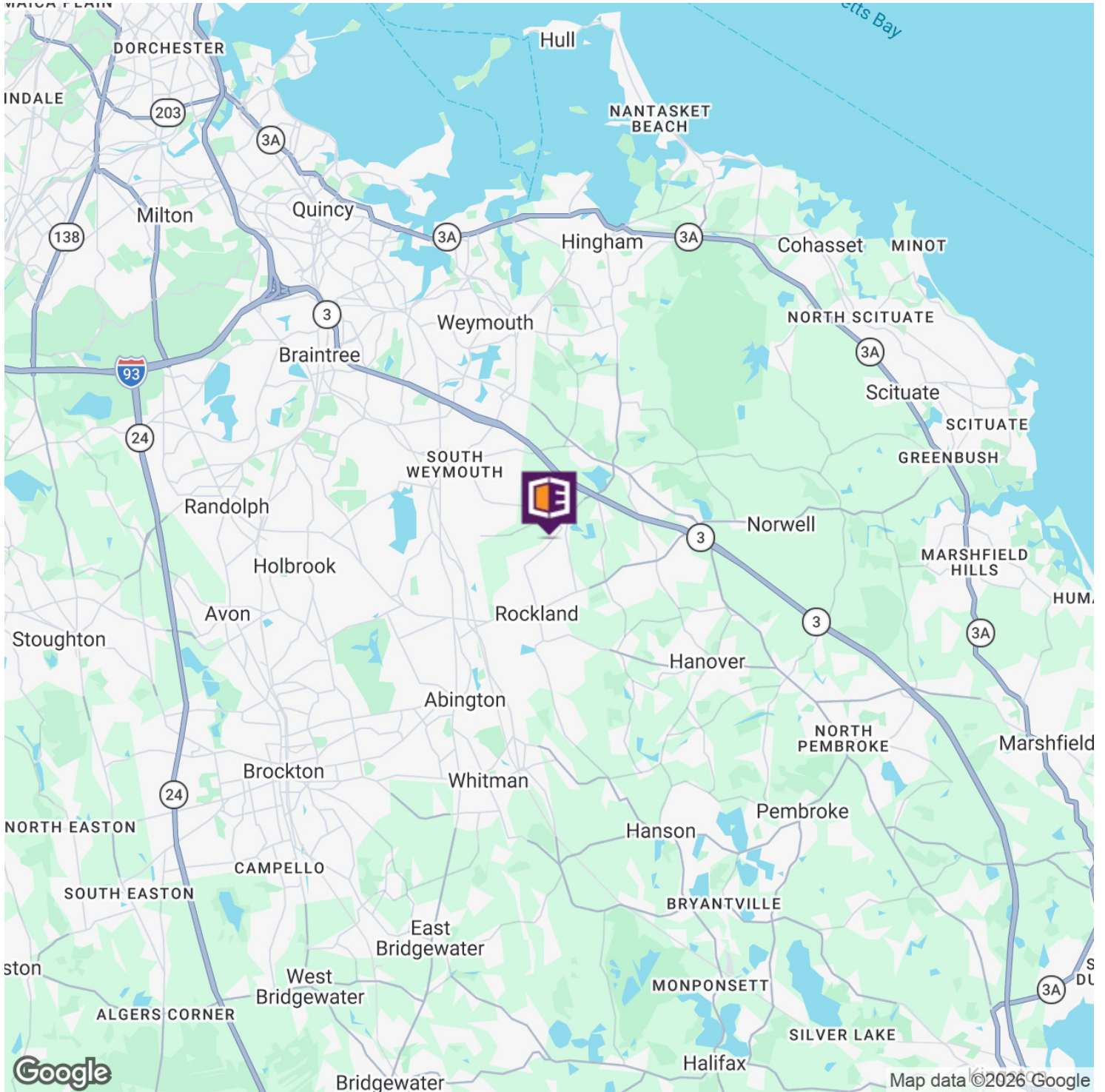
PROPERTY OVERVIEW

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

- 6,000 SF of industrial space located in Rockland, MA.
- Warehouse 5,000 SF
- Office 1,000 SF
- 1 Tailboard Loading Dock
- Plenty of parking
- Additional 1,000 SF Structural Mezzanine

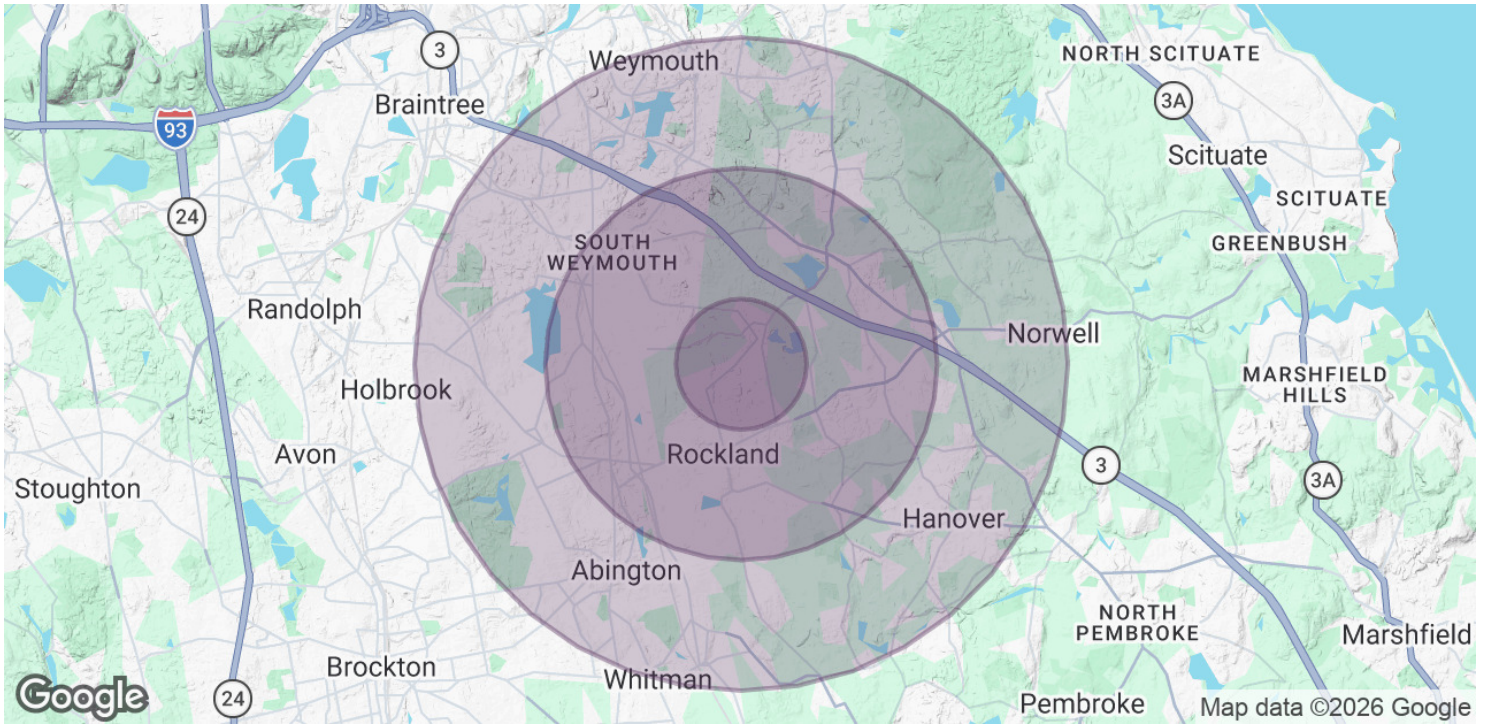
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,876	41,647	117,900
Median age	42.2	40.0	39.7
Median age (Male)	38.2	37.8	38.1
Median age (Female)	47.1	42.2	41.2

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

* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

401 VFW DR

