

**INDUSTRIAL BUILDING
FOR SALE**



**121 FRANKLIN ST,
HANSON, MA 02341**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,500,000
Building Size:	42,500 SF
Available SF:	35,000 - 42,500 SF
Lot Size:	8.1 Acres
Price / SF:	\$105.88
Year Built:	1974
Renovated:	1999
Zoning:	C-I

PROPERTY OVERVIEW

121 Franklin Street presents an excellent opportunity for a warehouse distribution or flex user to occupy a well-appointed 42,500 +/- SF building on 8+ acres. The main building features 8000 square feet of office over two floors, ample drive-in and loading dock positions, ample power, a natural gas generator, and a fully sprinklered racking system. An additional 7400 square foot warehouse building is connected to the main building via an insulated walkway.

PROPERTY HIGHLIGHTS

- Dock height and drive-in doors
- Natural gas generator
- Full racking system
- Excess parking/ outdoor storage areas

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	119	473
Total Population	67	319	1,283
Average HH Income	\$138,368	\$149,559	\$162,833



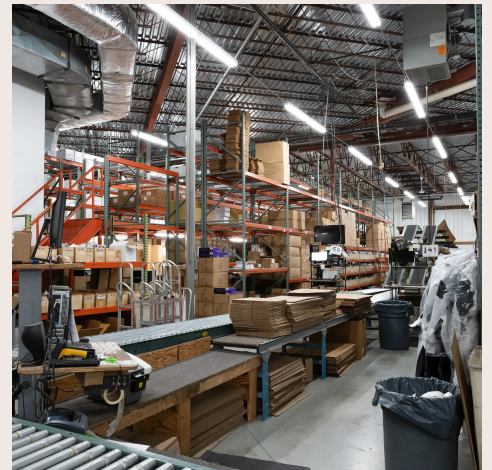
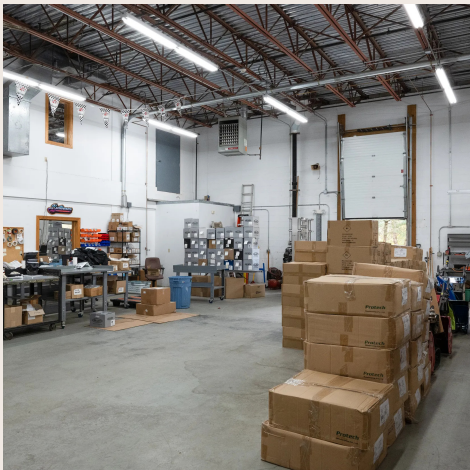
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ADDITIONAL PHOTOS



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ADVISOR BIO 1



BILL KINGDON, SIOR

Director

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MA #9558664

PROFESSIONAL BACKGROUND

Bill Kingdon has completed over \$95,000,000 worth of lease and sale transactions since joining Ellis Realty Advisors. He specializes in investment and owner-occupant sales and commercial leasing throughout Southeastern Massachusetts with a focus on the industrial, office, and medical asset classes.

Prior to joining Ellis Realty Advisors, Bill was the Director of Finance and Operations for Pro Ambitions Hockey, Inc., where he oversaw day to day logistics and managed a staff of over 300 employees for the largest hockey camp company in the world.

EDUCATION

Ithaca College (2012)

Bachelor of Science - Business Management

Bachelor of Science - Sport Management

MEMBERSHIPS

SIOR - Industrial Specialist

South Shore Young Professionals - Past Board Chair

Weymouth Chamber of Commerce - Board

South Shore Chamber of Commerce

Quincy Chamber of Commerce

Ellis Realty Advisors
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