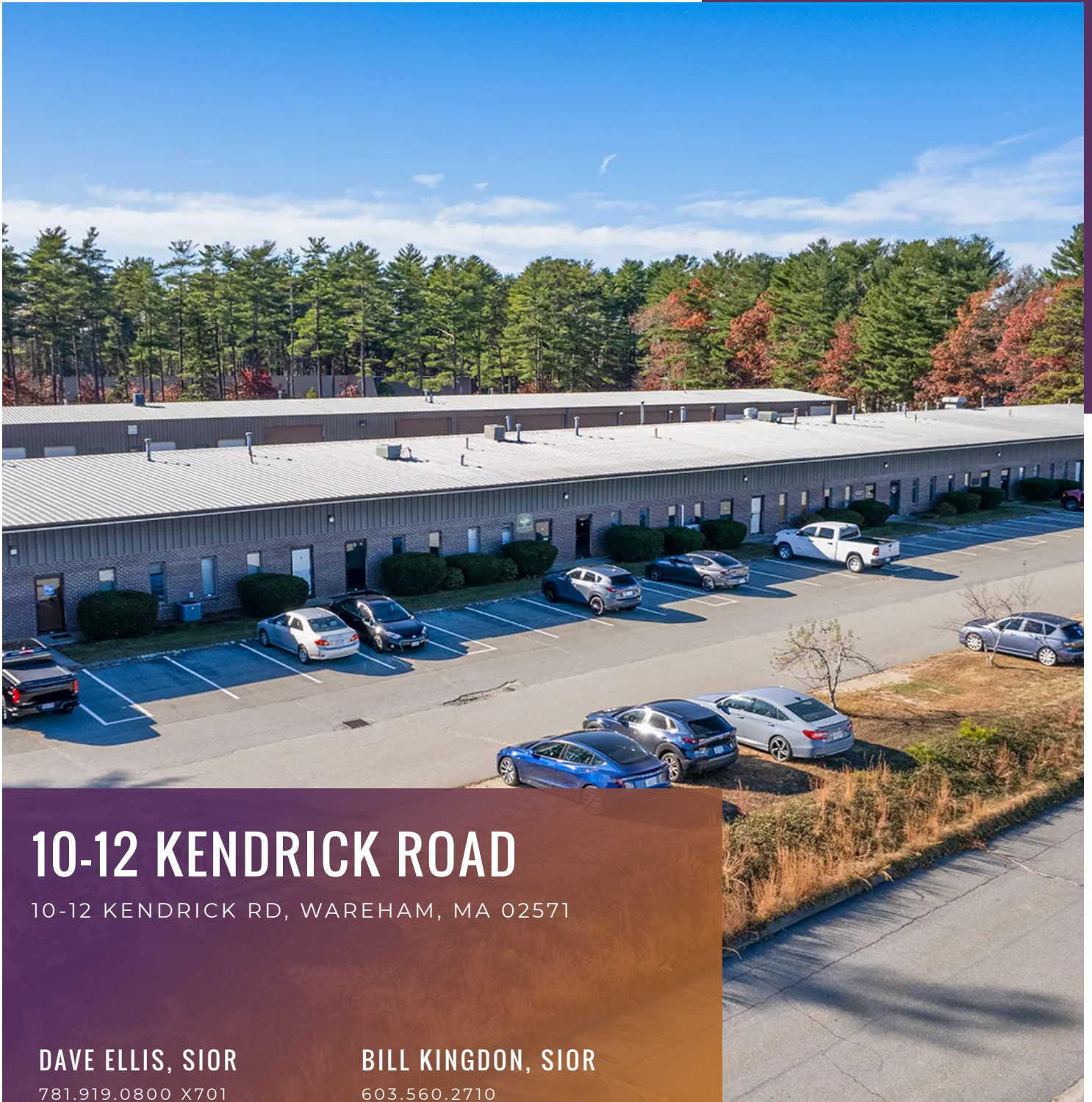


**FOR LEASE**  
INDUSTRIAL PROPERTY



# 10-12 KENDRICK ROAD

10-12 KENDRICK RD, WAREHAM, MA 02571

## DAVE ELLIS, SIOR

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*For More Information*



# 10-12 KENDRICK ROAD



## PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present 10 Little Brook Rd in West Wareham for lease. This standalone building offers two (2) 4,800 square foot industrial/flex suites featuring numerous double overhead loading doors, and loading dock, and 200 amps/3 phase power. This space is ideal for a variety of users of industrial, distribution, storage use, or other commercial needs.

## PROPERTY HIGHLIGHTS

- Versatile Space for a variety of uses
- Prime location with easy access to major highways
- Ample parking for employees and visitors
- Many nearby area amenities
- Ample parking
- 200 amps/3 phase power

## OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (Gross)
Available SF:	4,800 SF
Lot Size:	193,512 SF
Building Size:	26,250 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	180	554
Total Population	73	364	1,276
Average HH Income	\$67,528	\$73,353	\$96,670



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ADDITIONAL PHOTOS

# 10-12 KENDRICK ROAD



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# 10-12 KENDRICK ROAD



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

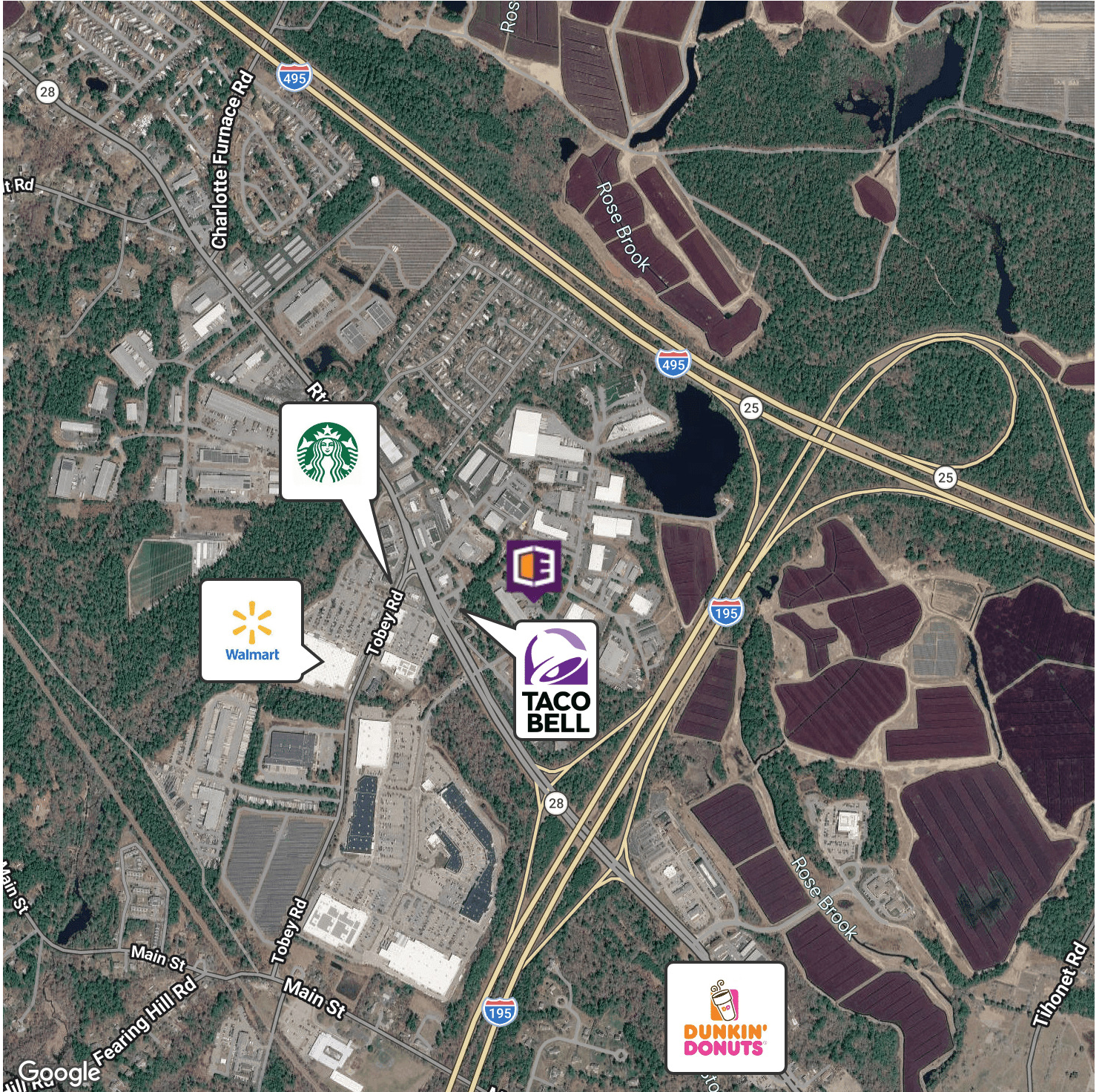
## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	4,800 SF	Lease Rate:	\$15 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10-8	Available	4,800 SF	Gross	\$15.00 SF/yr	Warehouse and office with 2 overhead grade level doors and 1 loading dock.
10-14	Available	4,800 SF	Gross	\$15.00 SF/yr	-

# 10-12 KENDRICK ROAD



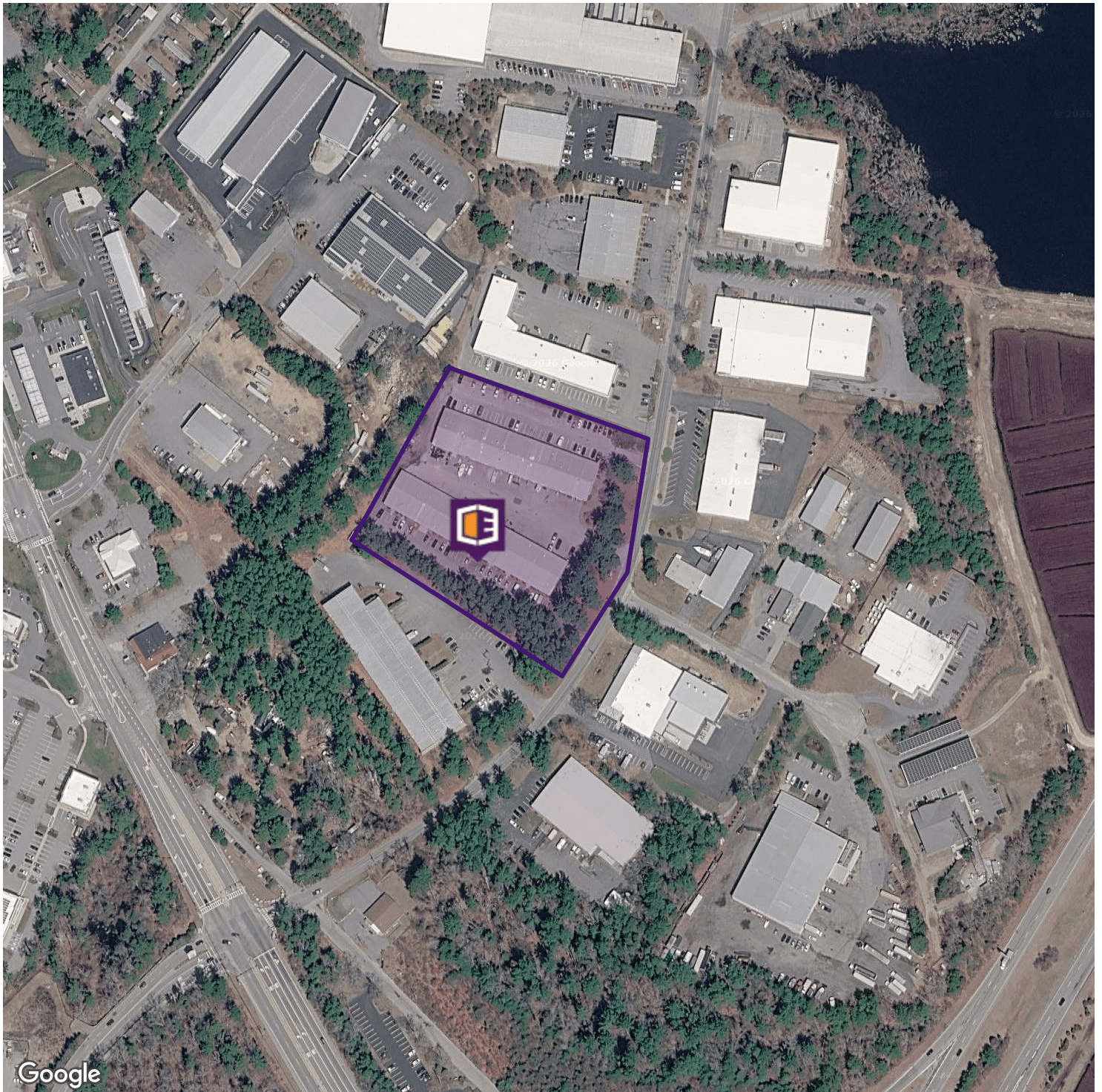
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AERIAL MAP

# 10-12 KENDRICK ROAD

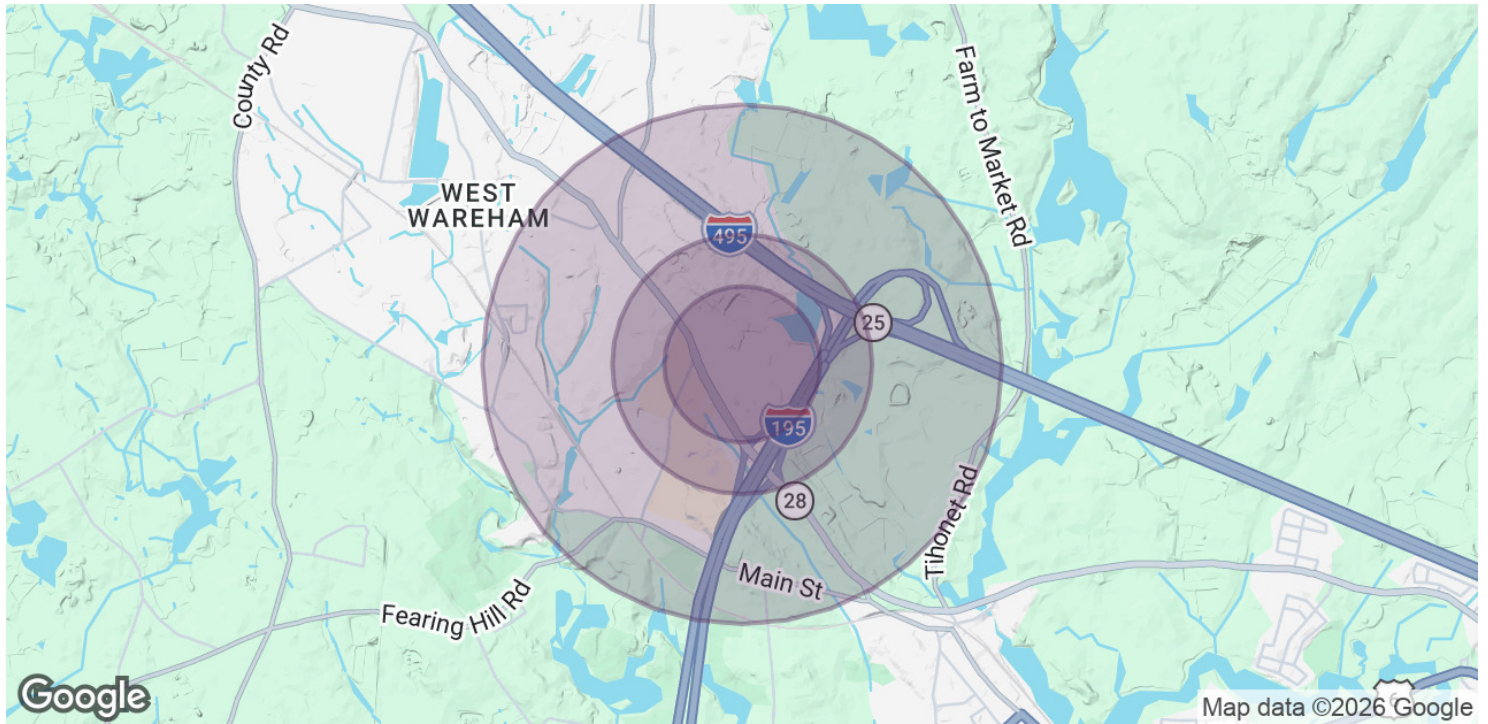


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# 10-12 KENDRICK ROAD



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	73	364	1,276
Average Age	53	52	49
Average Age (Male)	52	51	48
Average Age (Female)	55	53	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	180	554
# of Persons per HH	1.9	2	2.3
Average HH Income	\$67,528	\$73,353	\$96,670
Average House Value	\$299,290	\$315,958	\$365,494

2020 American Community Survey (ACS)



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