

INDUSTRIAL BUILDING
FOR LEASE



20 PATTERSON BROOK RD

20 PATTERSON BROOK ROAD,
WAREHAM, MA 02576

DAVE ELLIS, SIOR

781.919.0800 x701

dave@ellisrealtyadvisors.com

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

MIGUEL ENCARNACION

617.455.9510

mencarnacion@ellisrealtyadvisors.com

20 PATTERSON BROOK RD



PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present 20 Patterson Brook Rd in West Wareham for lease. This standalone building offers a 5,000 square foot industrial/flex suite featuring one loading dock, HVAC, 200 amps/3 phase power, and 18' clear height. This space is ideal for a variety of users of industrial, distribution, storage use, or other commercial needs.

PROPERTY HIGHLIGHTS

- Ample parking
- 18' clear height
- 200 amps/3 phase power
- One (1) loading dock
- Amenity rich area
- Versatile space for variety of users
- Prime location with easy access to major highways

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	8.87 Acres
Building Size:	84,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	190	699
Total Population	112	481	1,753
Average HH Income	\$148,992	\$120,433	\$115,324



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ADDITIONAL PHOTOS

20 PATTERSON BROOK RD



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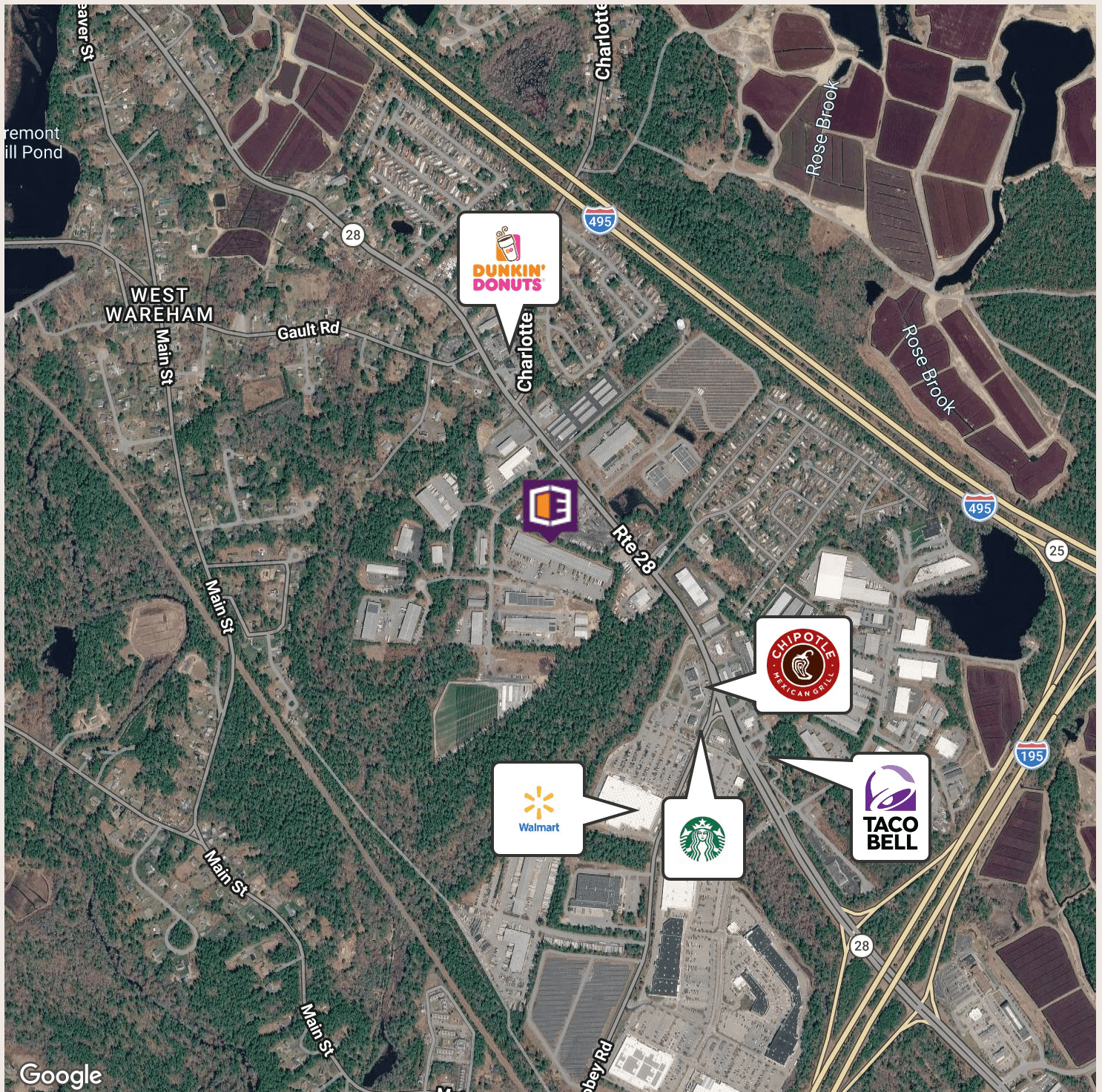
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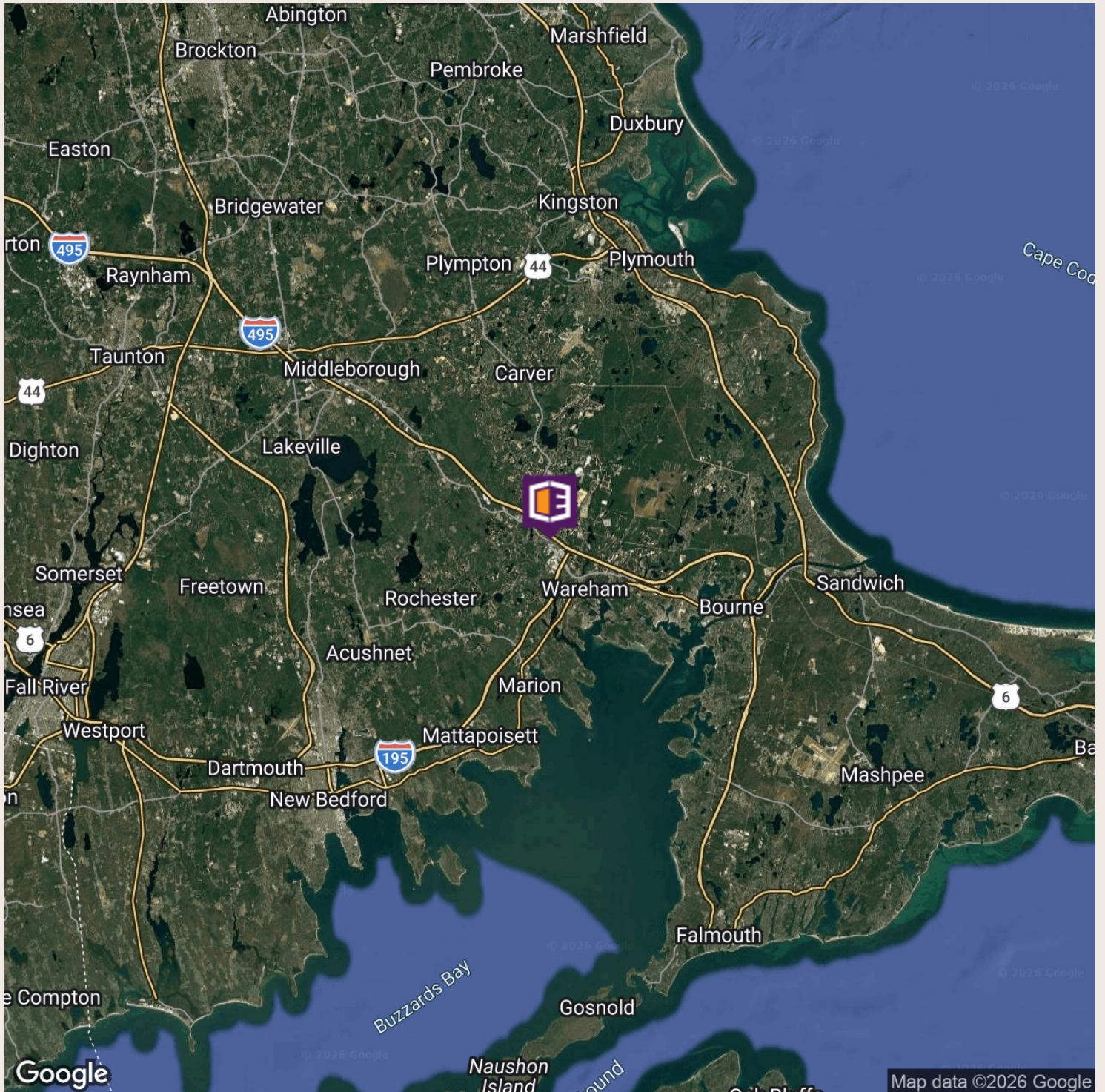
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AERIAL MAP

20 PATTERSON BROOK RD



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