

INDUSTRIAL BUILDING
FOR LEASE



ROUTE 3 INDUSTRIAL PARK

106 FINNELL DRIVE,
WEYMOUTH, MA 02188

DAVE ELLIS, SIOR

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BILL KINGDON, SIOR

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OLIVER OLSSON

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PROPERTY SUMMARY

ROUTE 3 INDUSTRIAL PARK



PROPERTY DESCRIPTION

Route 3 Industrial Park is a premier multi-tenant, light industrial campus located on Finnell Drive in Weymouth. Spanning approximately 247,625 square feet across five professionally managed buildings—36, 50, 70, 86, and 106 Finnell Drive—the park offers flexible industrial and office space solutions for a diverse range of businesses.

OFFERING SUMMARY

Lease Rate:	\$3,600 per month (NNN)
Number of Units:	24
Available SF:	2,500 - 7,000 SF
Lot Size:	21.7 Acres
Building Size:	247,625 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	231	678	3,019
Total Population	662	1,793	7,334
Average HH Income	\$151,701	\$148,276	\$143,245



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COMPLETE HIGHLIGHTS

ROUTE 3 INDUSTRIAL PARK



PROPERTY HIGHLIGHTS

- $\pm 247,625$ SF across Five Buildings and 21.7 acres
- Suites ranging from $\pm 2,500$ SF to 12,500 SF
- Clear Heights: 21 feet, ideal for warehousing and distribution
- Loading: 1 dock per 2,500 SF; multiple tailboard loading docks and drive-in doors across buildings
- Ample parking with ratios up to 1.46/1,000 SF, plus overflow lots
- 50' x 25' Column Spacing
- Energy-efficient LED Lighting throughout
- Gas Modine heat and wall-through AC units for office spaces
- Industrial Park Zoning supports a wide range of uses
- CAM & RE Taxes (2026): \$3.92/SF



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ROUTE 3 INDUSTRIAL PARK OVERVIEW

ROUTE 3 INDUSTRIAL PARK



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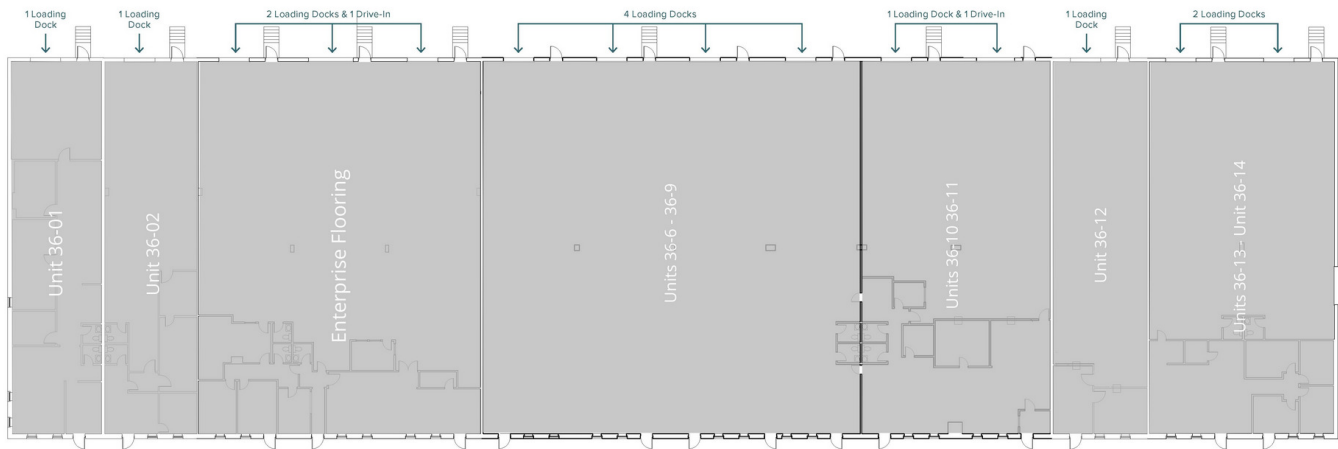
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ROUTE 3 INDUSTRIAL PARK



LEGEND

Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 7,000 SF	Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 36-01 - Boston Harbor Water Restoration	-	2,500 SF	NNN	-	-
Unit 36-02	ALLOY FITNESS LLC	2,500 SF	NNN	-	-
Unit 36-12	Blingie	2,500 SF	NNN	-	-
Units 36-03 to 36-05	Enterprise Flooring	7,500 SF	NNN	-	Units 3-5 offer 7,500 SF of contiguous industrial warehouse/distribution space at 36 Finnell Drive. The space includes two loading docks and one drive-in bay, providing excellent access for shipping and receiving. Suitable for warehousing, light manufacturing, or distribution uses.



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BUILDING 36 PLANS

ROUTE 3 INDUSTRIAL PARK

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 36-6 to 36-9	FC Market Place	10,000 SF	NNN	-	-
Units 36-10 to 36-11	Turn It Up Dance Challenge	5,000 SF	NNN	-	-
Units 36-13 to 36-14	W.M Brewing Company	5,000 SF	NNN	-	-



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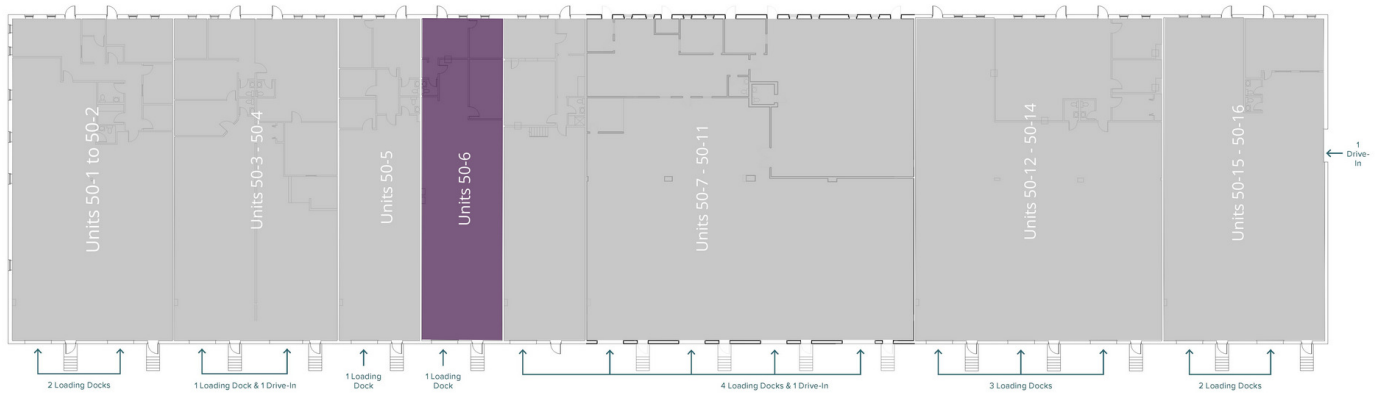
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ROUTE 3 INDUSTRIAL PARK



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,500 - 7,000 SF

Lease Term:	Negotiable
Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Units 50-1 to 50-2	-	5,000 SF	NNN	-	-
Units 50-3 to 50-4	Oasis Shower Doors	5,000 SF	NNN	-	-
Units 50-5	South Shore	2,500 SF	NNN	-	-
Units 50-6	Available	2,500 SF	NNN	\$3,600 per month	-
Units 50-7 to 50-11	Sid Harvey's	12,500 SF	NNN	-	-
Units 50-12 to 50-14	The Hope Group	7,500 SF	NNN	-	-
Units 50-15 to 50-16	Meade Transport	5,000 SF	NNN	-	-



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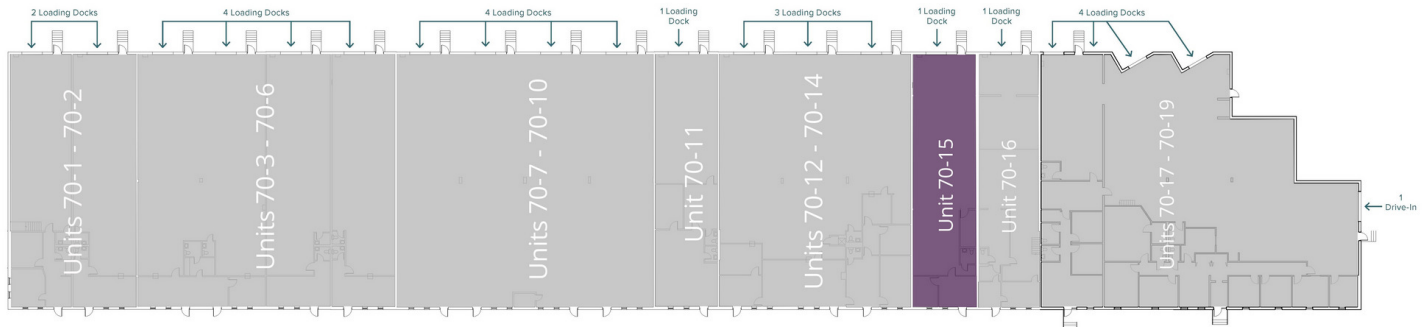
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Lease Type:	NNN
Total Space:	2,500 - 7,000 SF

Lease Term:	Negotiable
Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 70-1 to 70-2	Rustic Spirits	5,000 SF	NNN	-	-
Unit 70-3 to 70-6	TA Fitness	10,000 SF	NNN	-	-
Unit 70-7 to 70-10	Wollaston Allots Inc.	10,000 SF	NNN	-	-
Unit 70-11	Mr. Drain	2,500 SF	NNN	-	-
Unit 70-12 to 70-14	American Restoration Professionals	7,500 - 22,500 SF	NNN	-	-
Unit 70-15	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 70-16	The Sausage Guy	2,500 SF	NNN	-	-
Unit 70-17 to 70-19	Concentric Power	10,625 SF	NNN	-	-



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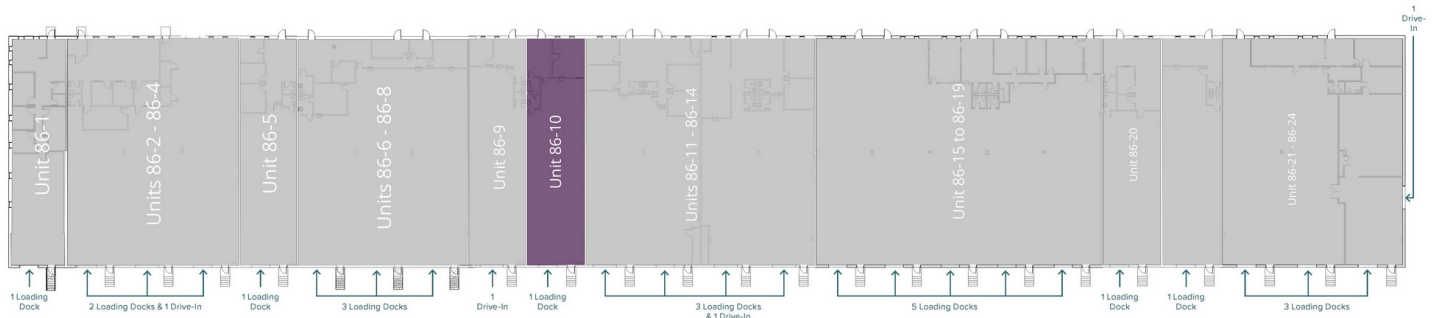
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BUILDING 36 PLANS

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Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,500 - 7,000 SF

Lease Term:	Negotiable
Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 86-1	GSG Specialty Contracting	2,500 SF	NNN	-	-
Unit 86-2 to 86-4	Premier Spirit Athletics	7,500 SF	NNN	-	-
Unit 86-5	Smart Coats	2,500 SF	NNN	-	-
Unit 86-6 to 86-8	Nixon Medical	7,500 SF	NNN	-	-
Unit 86-9	Copper Mill Management	2,500 SF	NNN	-	-
Unit 86-10	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 86-11 to 86-14	Speed Xpress	22,500 SF	NNN	-	-
Unit 86-15 to 86-19	-	12,500 SF	NNN	-	-
Unit 86-20	Whalen Plumbing & Heating LLC	2,500 SF	NNN	-	-



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BUILDING 36 PLANS

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 86-21 to 86-24	New England Stainless Steel	10,000 SF	NNN	-	-



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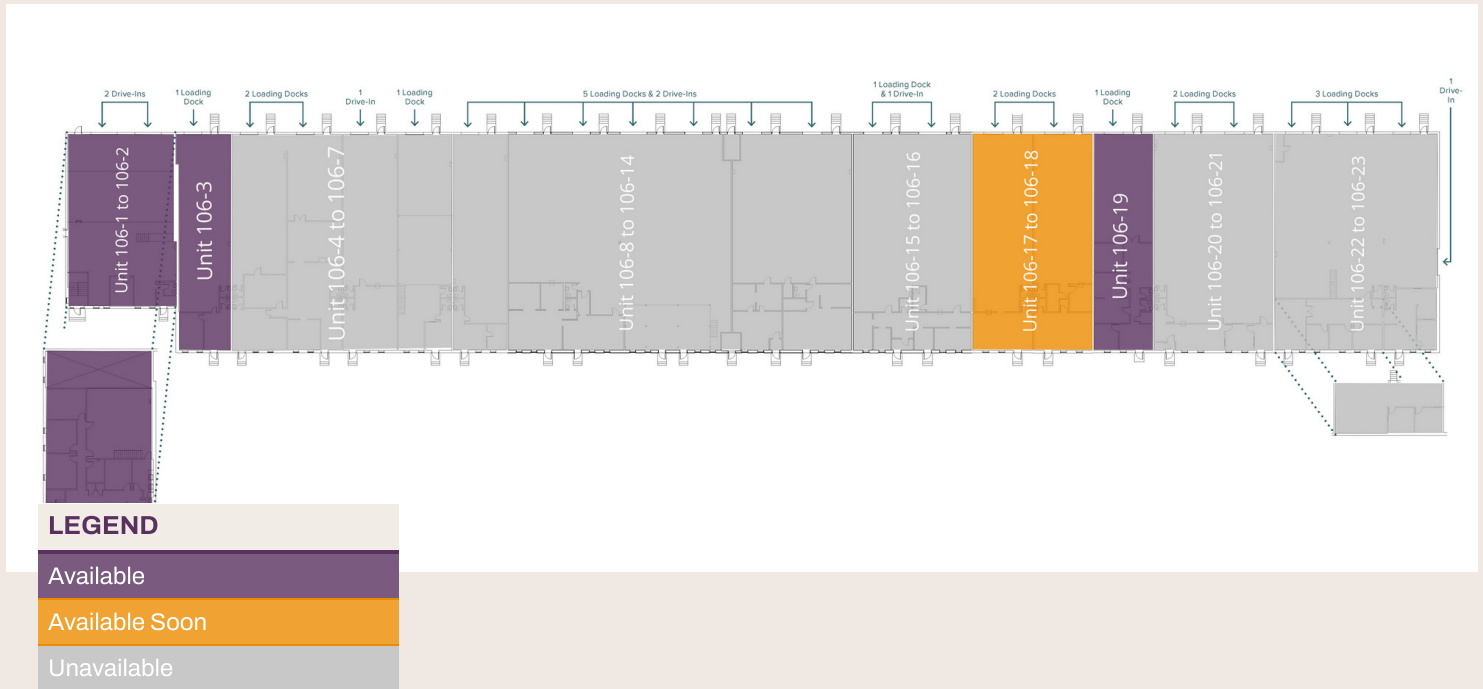
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Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 7,000 SF	Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 106-1 to 106-2	Available	7,000 SF	NNN	Negotiable	-
Unit 106-3	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 106-7	Landmark Graphics	2,500 SF	NNN	-	-
Unit 106-8 to 106-14	Weymouth Winair Company	17,500 SF	NNN	-	-
Unit 106-15 to 106-16	Halstead and Associates	5,000 SF	NNN	-	-
Unit 106-17 to 106-18	Available Soon	5,000 SF	NNN	Negotiable	-
Unit 106-19	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 106-20 to 106-21	Hogshead Wine Company	5,000 SF	NNN	-	-
Unit 106-22 to 106-24	R&S REDCO, INC.	7,500 SF	NNN	-	-



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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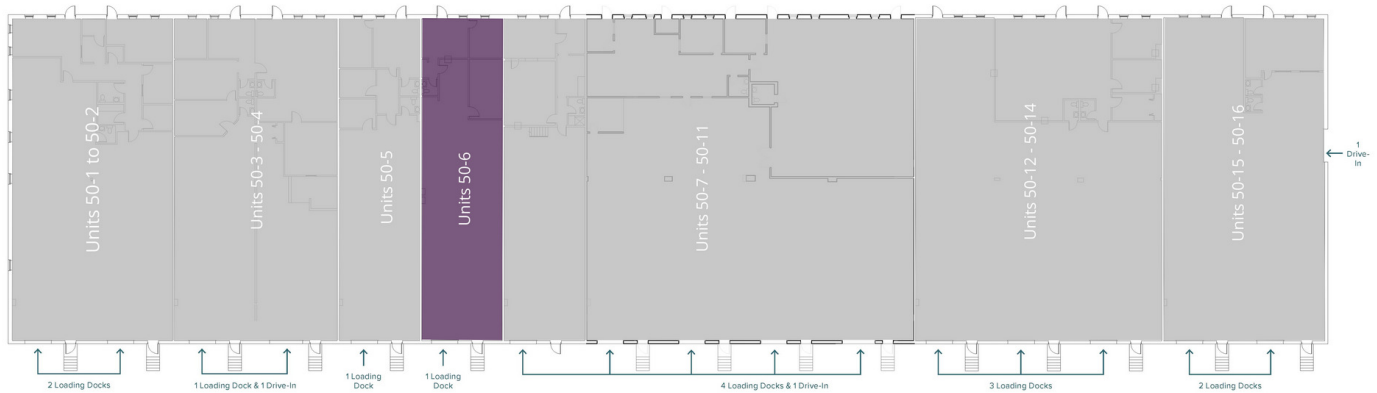
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ROUTE 3 INDUSTRIAL PARK



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,500 - 7,000 SF

Lease Term:	Negotiable
Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Units 50-1 to 50-2	-	5,000 SF	NNN	-	-
Units 50-3 to 50-4	Oasis Shower Doors	5,000 SF	NNN	-	-
Units 50-5	South Shore	2,500 SF	NNN	-	-
Units 50-6	Available	2,500 SF	NNN	\$3,600 per month	-
Units 50-7 to 50-11	Sid Harvey's	12,500 SF	NNN	-	-
Units 50-12 to 50-14	The Hope Group	7,500 SF	NNN	-	-
Units 50-15 to 50-16	Meade Transport	5,000 SF	NNN	-	-



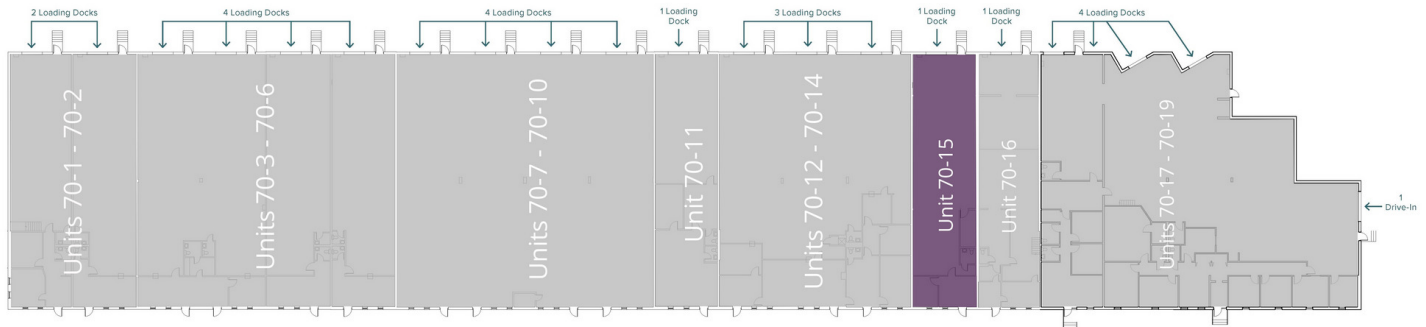
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Lease Term:	Negotiable
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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Unit 70-3 to 70-6	TA Fitness	10,000 SF	NNN	-	-
Unit 70-7 to 70-10	Wollaston Allots Inc.	10,000 SF	NNN	-	-
Unit 70-11	Mr. Drain	2,500 SF	NNN	-	-
Unit 70-12 to 70-14	American Restoration Professionals	7,500 - 22,500 SF	NNN	-	-
Unit 70-15	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 70-16	The Sausage Guy	2,500 SF	NNN	-	-
Unit 70-17 to 70-19	Concentric Power	10,625 SF	NNN	-	-



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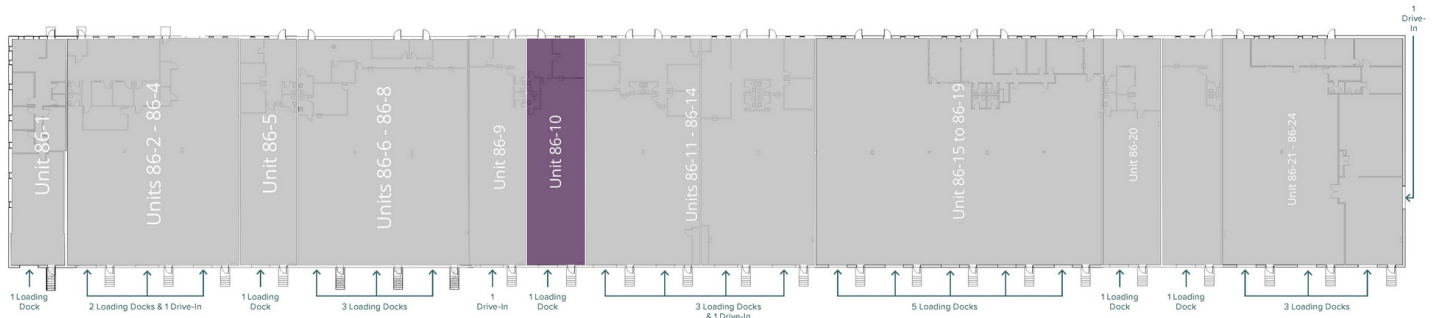
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BUILDING 86 PLANS

ROUTE 3 INDUSTRIAL PARK



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,500 - 7,000 SF

Lease Term:	Negotiable
Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 86-1	GSG Specialty Contracting	2,500 SF	NNN	-	-
Unit 86-2 to 86-4	Premier Spirit Athletics	7,500 SF	NNN	-	-
Unit 86-5	Smart Coats	2,500 SF	NNN	-	-
Unit 86-6 to 86-8	Nixon Medical	7,500 SF	NNN	-	-
Unit 86-9	Copper Mill Management	2,500 SF	NNN	-	-
Unit 86-10	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 86-11 to 86-14	Speed Xpress	22,500 SF	NNN	-	-
Unit 86-15 to 86-19	-	12,500 SF	NNN	-	-
Unit 86-20	Whalen Plumbing & Heating LLC	2,500 SF	NNN	-	-



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BUILDING 86 PLANS

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 86-21 to 86-24	New England Stainless Steel	10,000 SF	NNN	-	-



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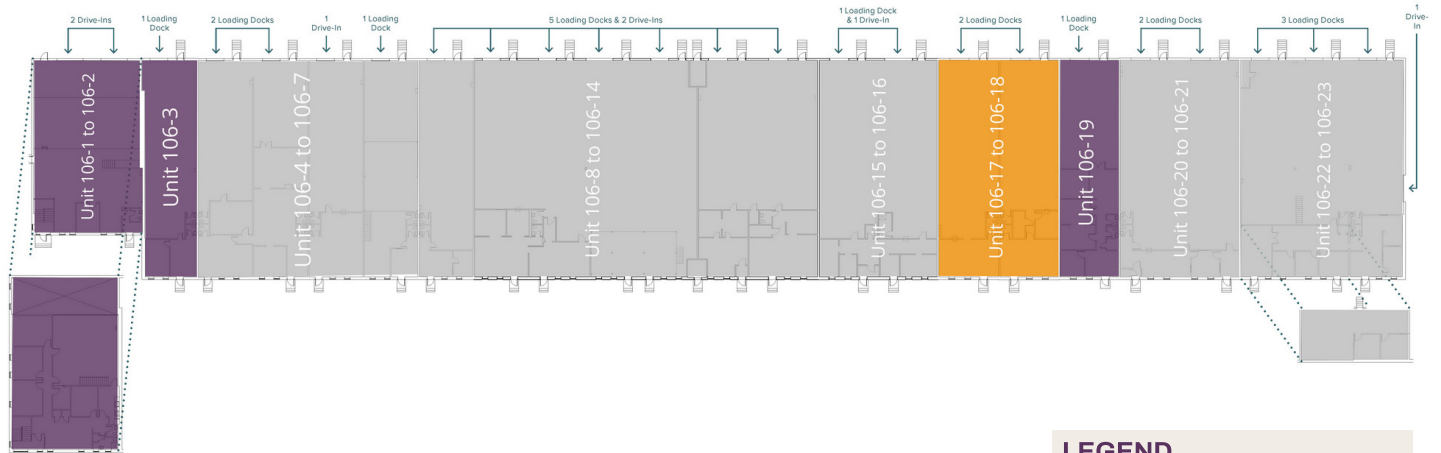
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ROUTE 3 INDUSTRIAL PARK



LEGEND

Available

Available Soon

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,500 - 7,000 SF

Lease Term:	Negotiable
Lease Rate:	\$3,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 106-1 to 106-2	Available	7,000 SF	NNN	Negotiable	-
Unit 106-3	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 106-7	Landmark Graphics	2,500 SF	NNN	-	-
Unit 106-8 to 106-14	Weymouth Winair Company	17,500 SF	NNN	-	-
Unit 106-15 to 106-16	Halstead and Associates	5,000 SF	NNN	-	-
Unit 106-17 to 106-18	Available Soon	5,000 SF	NNN	Negotiable	-
Unit 106-19	Available	2,500 SF	NNN	\$3,600 per month	-
Unit 106-20 to 106-21	Hogshead Wine Company	5,000 SF	NNN	-	-
Unit 106-22 to 106-24	R&S REDCO, INC.	7,500 SF	NNN	-	-



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BUILDING 106 PLANS

ROUTE 3 INDUSTRIAL PARK

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 106-22 to 106-24	R&S REDCO, INC.	7,500 SF	NNN	-	-



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ADDITIONAL PHOTOS

ROUTE 3 INDUSTRIAL PARK



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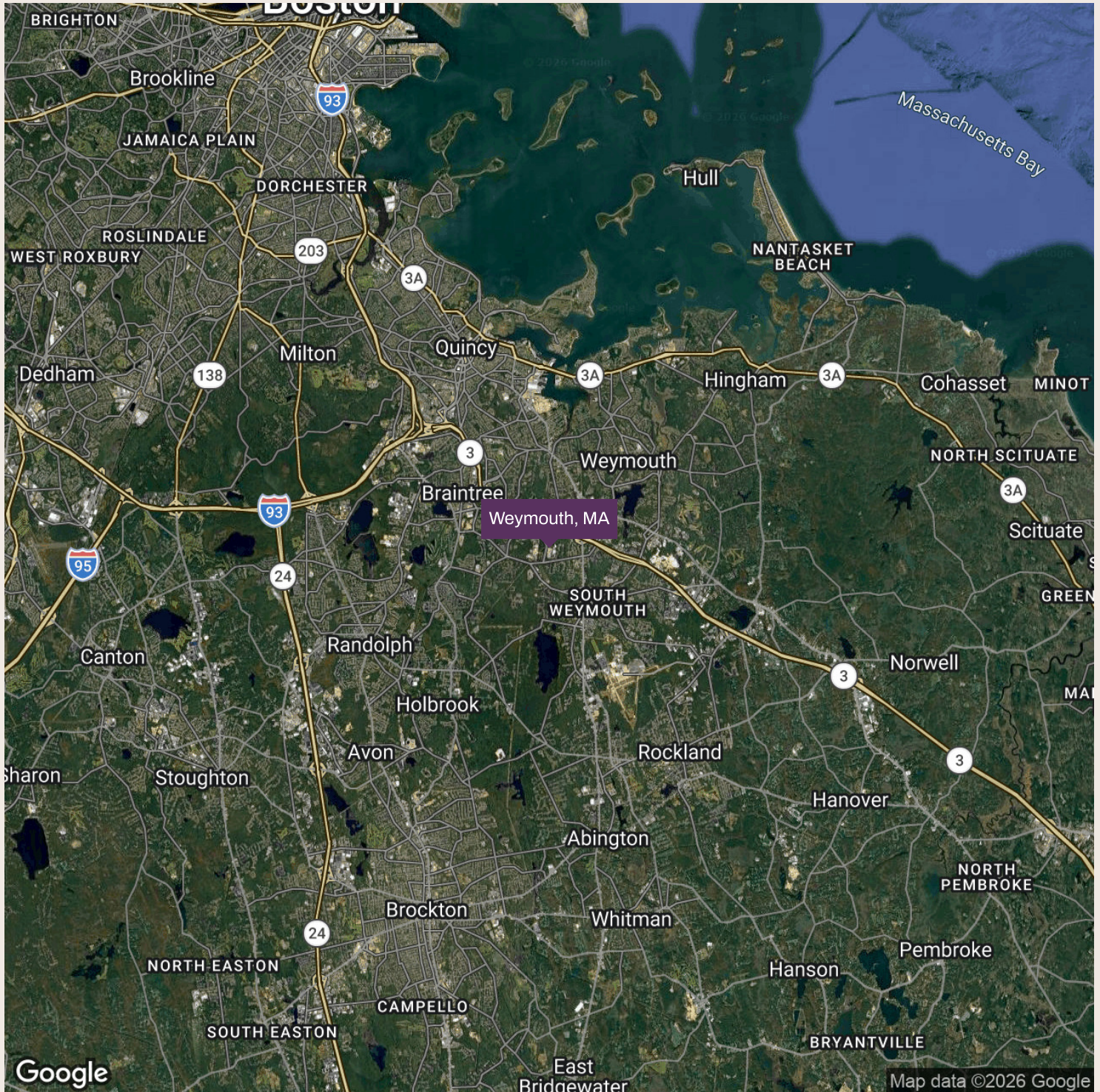
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REGIONAL MAP

ROUTE 3 INDUSTRIAL PARK



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MEET DAVE ELLIS

ROUTE 3 INDUSTRIAL PARK



DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

Ellis Realty Advisors

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MEET BILL KINGDON

ROUTE 3 INDUSTRIAL PARK



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

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MEET OLIVER OLSSON

ROUTE 3 INDUSTRIAL PARK



OLIVER OLSSON

Vice President

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Direct: **617.957.1422**

PROFESSIONAL BACKGROUND

As an advisor and Vice President of Ellis Realty Advisors, Oliver Olsson brings clients a broad skillset with his background in real estate development, marketing, and strategic partnerships. Prior to joining Ellis Realty Advisors, Oliver led marketing, brand positioning, and leasing efforts for transformative projects such as Rock Row in Maine and Boston Landing which secured tenants that including the Boston Celtics, Boston Bruins, and Bose. He has also directed economic development campaigns for the state of Maine and national placemaking campaigns for Sweden's Scania region. Oliver specializes in commercial leasing, brand positioning, pricing, and tenant strategy across Greater Boston.

EDUCATION

St. Sebastians (2002)

Bachelor's Degree | Marketing, Providence College (2006)

Master of Science | International Marketing, Lund University (2010)

Certificate – Commercial Real Estate Analysis & Investment, MIT

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