

INDUSTRIAL BUILDING
FOR LEASE



**40 OVAL RD, QUINCY,
MA 02170**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

40 Oval Road is a free-standing flex/light-manufacturing building just outside of Quincy Center. 5,288 square feet of space is available for lease with ample power infrastructure in place. The building has well-appointed offices, one loading dock, and parking for 12+ vehicles.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	5,288 SF
Lot Size:	13,267 SF
Building Size:	6,342 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	798	3,182	11,728
Total Population	1,606	7,059	26,819
Average HH Income	\$107,288	\$119,819	\$122,026



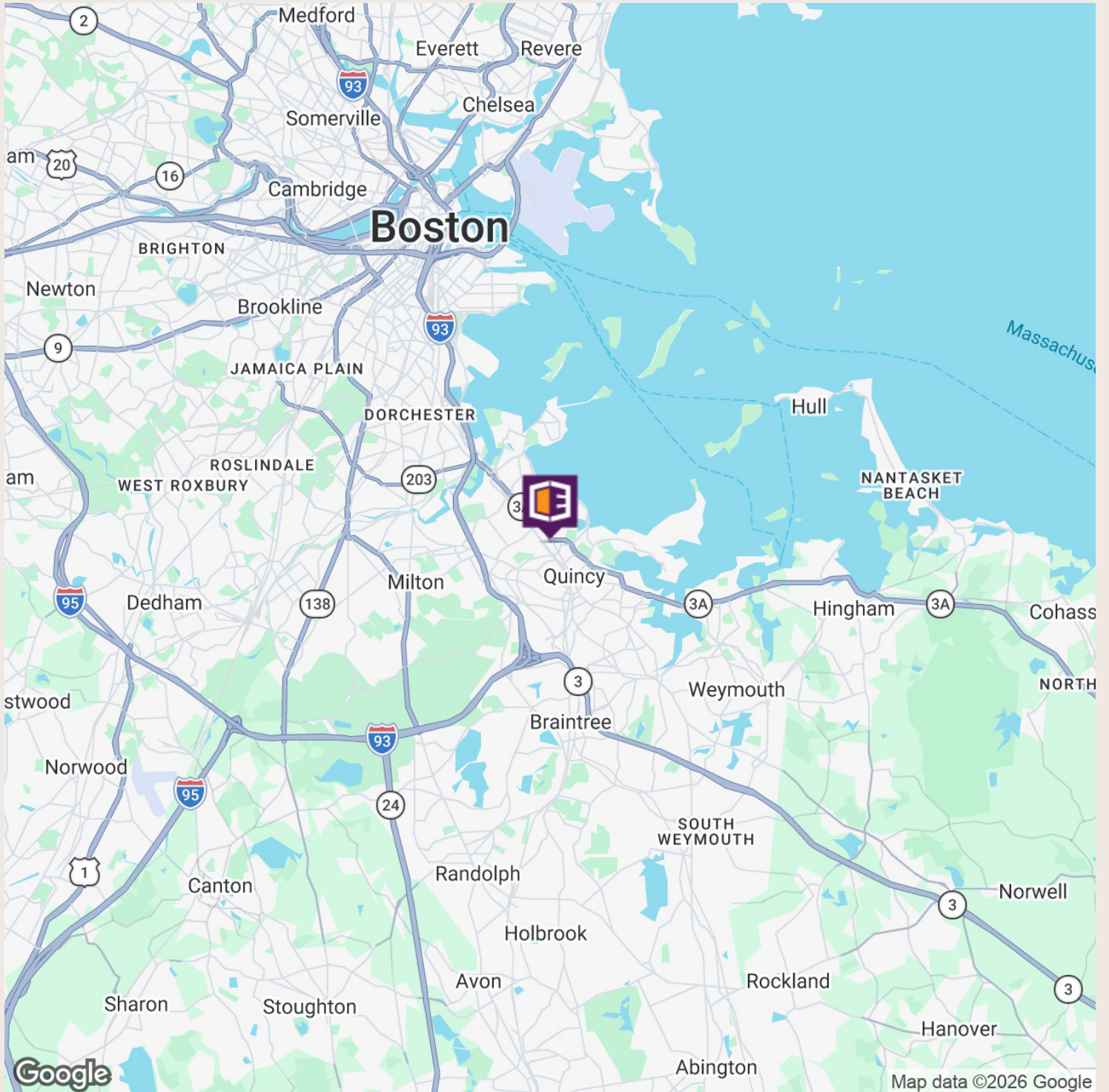
**ELLIS
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AERIAL MAP



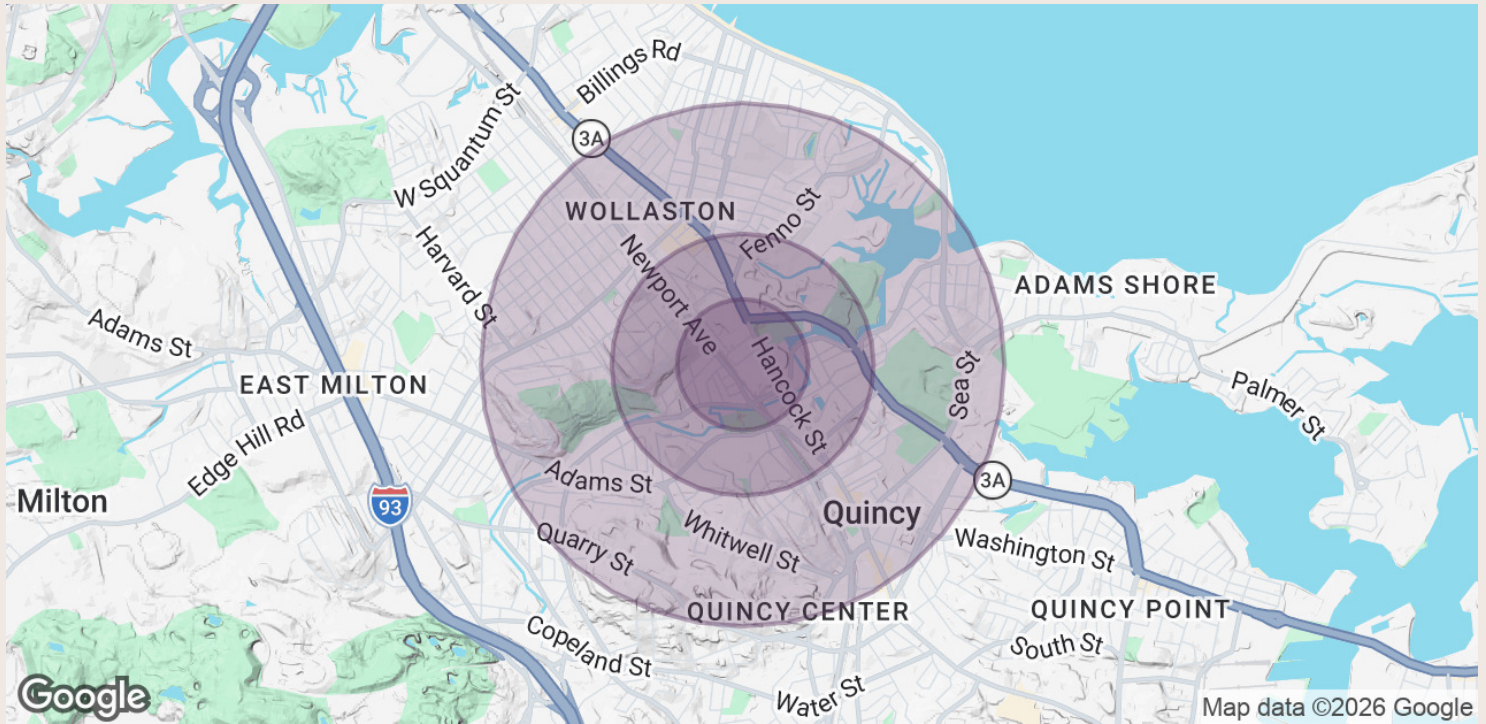
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,606	7,059	26,819
Average Age	38.6	38.0	40.0
Average Age (Male)	38.3	37.7	38.8
Average Age (Female)	40.6	41.0	41.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	798	3,182	11,728
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$107,288	\$119,819	\$122,026
Average House Value	\$661,318	\$644,046	\$699,903

2023 American Community Survey (ACS)



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