



198 SOUTH MEADOW ROAD

PLYMOUTH, MA

FOR SALE | 11,900 SF INDUSTRIAL BUILDING ON 1.31 AC

JAMES STUBBLEBINE	617.592.3388	james@stubblebinecompany.com
CHRIS MICHNIEWICZ	774.994.1698	chris@stubblebinecompany.com
DAVID BERMAN	413.636.9055	dberman@stubblebinecompany.com
DAVID STUBBLEBINE	617.592.3391	david@stubblebinecompany.com



TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
FINANCIAL ANALYSIS	9

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from The Stubblebine Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Stubblebine Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Stubblebine Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Stubblebine Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Stubblebine Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Stubblebine Company in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



OFFERING SUMMARY

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to present 198 South Meadow Road, Plymouth, MA (the "Property") to the marketplace.

198 South Meadow Road, Plymouth, MA is a quality 11,900 SF Industrial building located on 1.31 acres of Airport (AP) zoned land, which has many industrial and commercial uses. It features 4,200 SF of attractive office space, and 4 drive-in doors.

PROPERTY SUMMARY

	11,900 SF (4,200 SF of which is office)
RBA:	5,000 SF may be available for lease at closing
Lot Size:	1.31 Acres
Loading:	4 Drive-In Doors (12' x 14')
Zoning:	Airport (AP)

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	16,226	55,190	123,806
Total Population	39,670	128,832	293,992
Average HH Income	\$101,006	\$105,939	\$106,738

BUILDING OVERVIEW



PROPERTY SPECIFICATIONS

CONSTRUCTION:	Steel
YEAR BUILT:	2005
PARKING:	20
CLEAR HEIGHT:	+/- 18'
POWER:	3 Phase
HEAT:	Propane
SEWER:	Septic
WATER:	Town
SPRINKLERS:	Wet

TOWN ZONING BYLAW INFORMATION

§205-13. Airport (AP).

1. To provide for a wide range of by-right and light-intensity Industrial and Commercial Uses of a nonpolluting nature, and to allow by Special Permit more intensive Industrial Uses.
2. To provide for future expansion of the existing airport facility to serve community needs.
3. To encourage Uses that support or are compatible with airport operations, including Uses unaffected by aircraft noise and other secondary airport impacts.



LOCATION
INFORMATION

SECTION 2

REGIONAL MAP



AMENITIES

Plymouth Restaurants 5 Miles



Plymouth Department Stores 5 Miles



Plymouth Industrial Park 5 Miles



Plymouth Municipal Airport

198

South Meadow Road

PLYMOUTH, MA

Distance To:



9 Miles



30 Miles



40 Miles

Carver

3A

3

44

44

86

3

58

Rocky Pond Rd

Tremont St

Federal Furnace Rd

Federal Furnace Rd

Carver Rd

T. Hills Rd

Plymouth

3

3A

Cherry St

Cam St

Carver St

Carver St

Tremont St

Federal Furnace Rd

Federal Furnace Rd

Rocky Pond Rd

Gale Hill

Rocky Pond Rd



FINANCIAL ANALYSIS

198 South Meadow Road

SECTION 3

Carole's
FLOWERS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,295,000
CAP Rate	6.45%

OPERATING DATA

Total Scheduled Income	\$181,440
Gross Income	\$181,440
Operating Expenses	\$21,675
Net Operating Income	\$159,765

INCOME & EXPENSES

INCOME SUMMARY

Unit 7 & 8 - 3500 SF	\$50,880
Unit 6 - 2040 SF	\$33,480
Unit 5 - 2540 SF	\$33,480
Unit 4 - 900 SF	\$24,000
Unit 3 - 900 SF	\$15,600
Unit 2 - 900 SF	\$15,600
Unit 1 - 900 SF	\$8,400
GROSS INCOME	\$181,440

EXPENSES SUMMARY

Taxes	\$16,501
Insurance	\$2,924
Landscape	\$2,250
OPERATING EXPENSES	\$21,675
NET OPERATING INCOME	\$159,765

198 SOUTH MEADOW ROAD

PLYMOUTH, MA

FOR SALE | 11,900 SF INDUSTRIAL BUILDING ON 1.31 AC

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

CHRIS MICHNIEWICZ

774.994.1698

chris@stubblebinecompany.com

DAVID BERMAN

413.636.9055

dberman@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL