



198 SOUTH MEADOW ROAD

PLYMOUTH, MA

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

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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

RBA:	11,900 SF (4,200 SF of which is office)
Lot Size:	1.31 Acres
Loading:	4 Drive-In Doors (12' x 14')
Zoning:	Airport (AP)
Sale Price:	\$2,295,000

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.



FINANCIAL ANALYSIS

198 South Meadow Road

SECTION 2

INCOME & EXPENSES

RENT ROLL

Unit 7 & 8 - 3,500 SF Warehouse	Vacant
Unit 6 - 2,040 SF & Unit 5 - 2,540 SF Warehouse - Lease ends 2/28/2026	\$6,000/mo Gross, Tenant Pay Utilities
Unit 4 - 900 SF Office	Vacant
Unit 3 - 900 SF Office	Vacant
Unit 2 - 900 SF Office - Lease ends 12/31/2027	\$1,300/mo Gross, Tenant Pays Utilities
Unit 1 - 900 SF Office	Vacant

EXPENSES SUMMARY (ESTIMATES)

Taxes	\$16,501
Insurance	\$2,924



LOCATION
INFORMATION

SECTION 3

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



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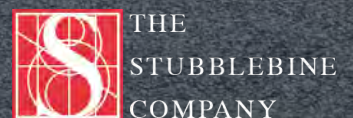
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