

Multi-Temperature Warehouse/Retail Facility North Attleboro, Massachusetts

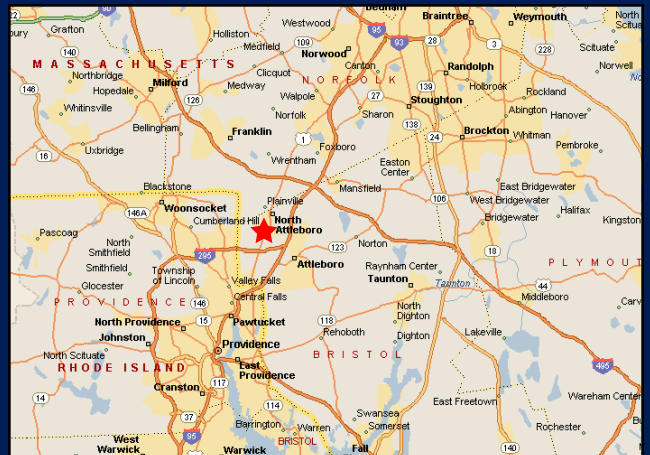


The former Ocean Fresh Seafood

Route 1, North Attleboro, MA

Compass Realty Partners, LLC is pleased to offer for lease a 18,900 square foot multi-temperature food processing facility. The 14,900 square feet of freezer and cooler was designed for food processing and distribution including five tailgate-height truck doors, a refrigerated dock, Freon refrigeration system and floor drains. The facility is also highlighted by 4,000 square feet of two-story office, ample parking, and truck storage and has a full sprinkler system.

The facility is conveniently located on Route One in North Attleboro just minutes from Routes 495, 95 and 295. This building which is located in retail complex is zoned to allow both general business, warehousing and retail sales.



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Specifications

Size: 18,900 SF

Freezer Space 1,248 SF

Cooler Rooms 2,000 SF

Food Prep Areas 3,955 SF

Refrigerated Dock 3,024 SF

Support 3,140 SF

Office 4,000 SF

Zoning: Retail, General Business

Parking: 3.25 : 1

Utilities: Electric: N. Attleboro Electric
Gas: New England Gas
Water: Town of N. Attleboro
Sewer: Town of N. Attleboro

Tenants: Subway, Brooks Pharmacy

Demographics:

Population:	1 Mile	12,296
	3 Mile	36,738
	5 Mile	88,347
	7 Mile	186,056

Traffic Counts: 18,700 ADT on Rt. 1
44,928 ADT on I-295

