

Mixed Use

HARTEL COMMERCIAL REAL ESTATE

OFFICE | RETAIL | COLD STORAGE

Falmouth ~ Quincy

**376 Nash Road**

**New Bedford, MA**

# Office-Retail-Cold Storage and 20 Year Solar Carport Lease

63,272± SF FOR SALE



Offered For - \$3,995,000 - 8.85% Cap

## Property Specifics

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- 63,272± SF Total GLA - Two Levels
  - 17,000± SF Cold Storage Warehouse -  
32' Ceiling Height
  - 46,272± SF Office/Flex Space
- 3.8± Acres
- Year Built 1919
- 100% Leased
- Shared Parking
- 2 Loading Docks
  - 2 Overhead Doors
  - 4 Overhead Doors
- 20 Year Solar Carport Lease
- Potential Parking Area Revenue
- Zoned IB - Industrial B
- 1± Mile from New Bedford Fishing Docks
- 30.8± Mile s to Providence, RI
- 55.4± Mile s to Boston, MA
- .5± Mile to Interstate I-195
- Less than .5± Mile to Route 140
- Brick Exterior
- Tar and Gravel Roof

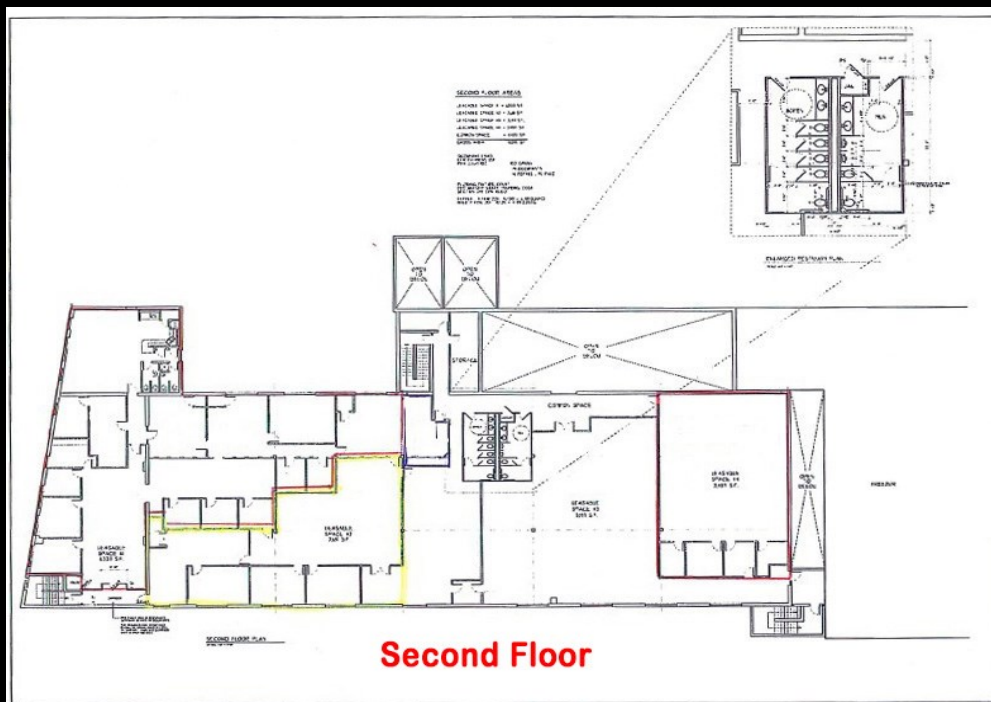
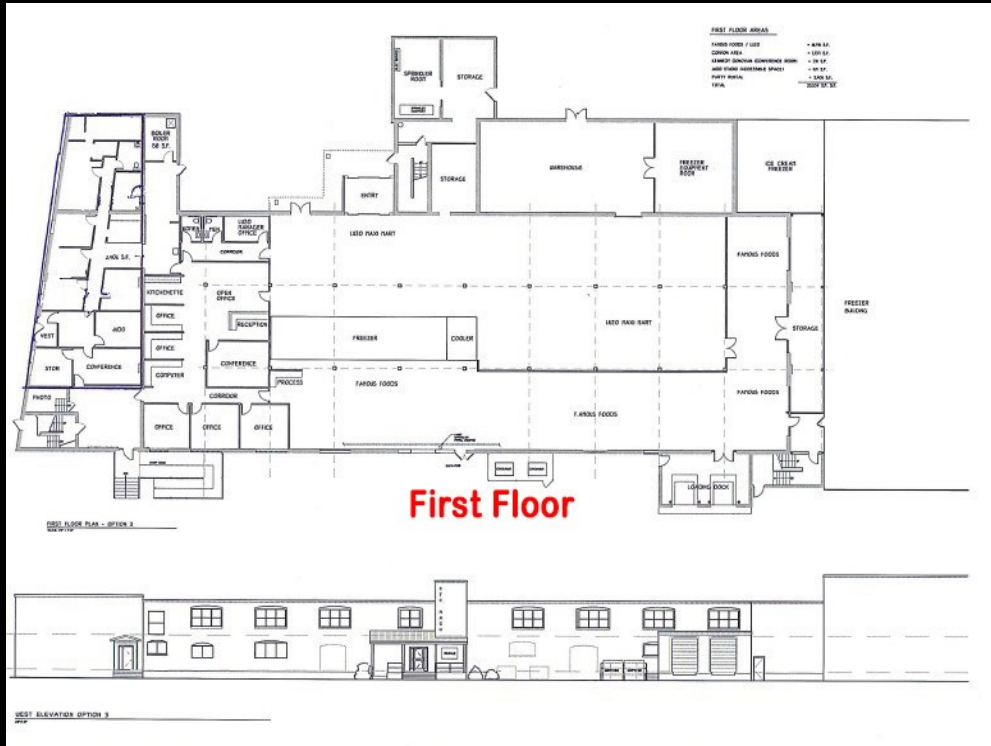




# Floor Plan

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## Falmouth ~ Quincy



## 376 Nash Road - New Bedford, Massachusetts

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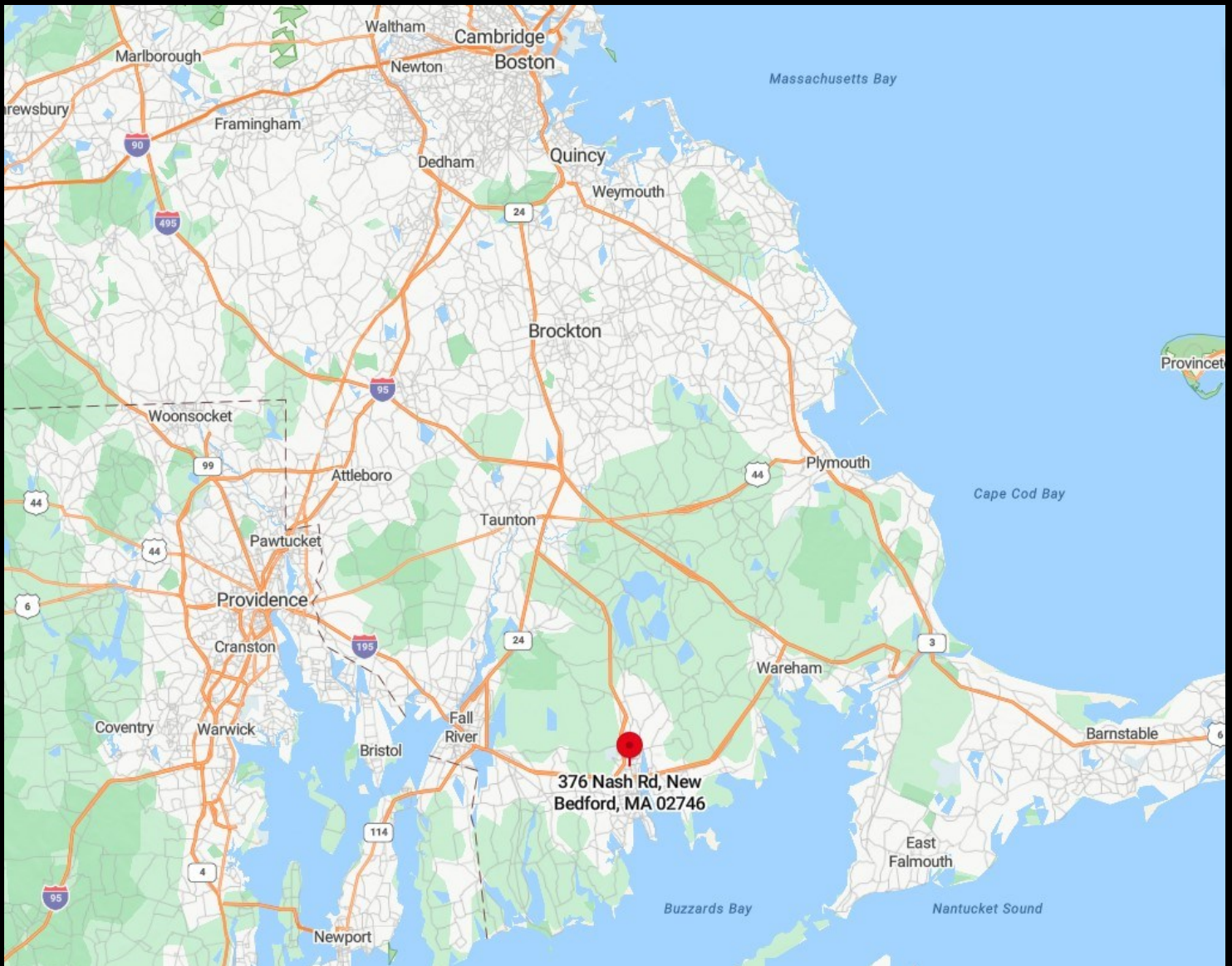
## Property Contact

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