

# FOR SALE

## Industrial Building With Outdoor Storage

9 Clayton Road, Middleboro, MA



- At Route 44 (Exit 6) & I-495 Interchange
- Zoned General Use
- 4.38 Acres Land Area
- Site Fully Cleared & Level
- 2.5 ± Acres Outdoor Storage
- Town Sewer, Nat Gas, Elec, Well Water
- Building Constructed 1978 - 1999
- 26,000 ± SF Gross Building Area
- Up To 15 Ft Clear Heights
- Renovated Office Space
- 1 Dock Door & 1-12 Ft Drive-In Door
- Heavy Power
- Security System / Electric & Gas Heat
- Wall & Central AC Throughout
- Potential For Multi-Tenancy
- Potential For Subdividing Lot
- FY 2008 Assessed Value \$1,184,900
- FY 2008 RE Taxes \$12,678

Exclusively Offered By



'Specialized Experience You Can Trust'

**Asking \$1,250,000**

**Please Contact Steve Porter**

**508.824.7946 or 781.982.2929**

**Email [Steve@DeanRealEstate.com](mailto:Steve@DeanRealEstate.com)**

**Visit us at [www.DeanRealEstate.com](http://www.DeanRealEstate.com)**

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