

# 1025 Plain Street

Marshfield, MA

For Lease / Sale  
11,210 SF Office Building

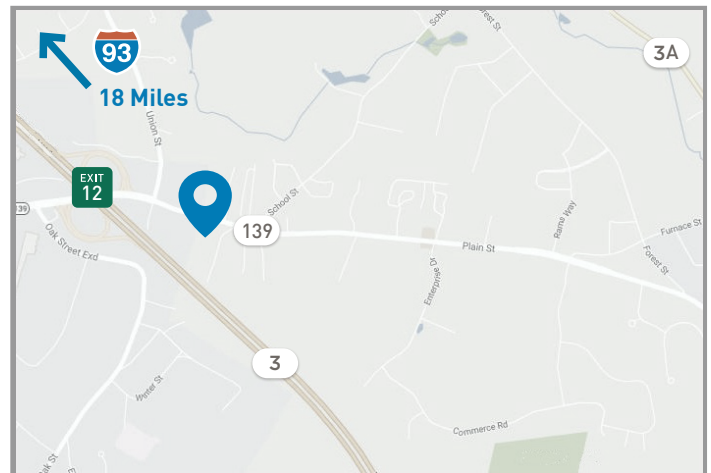


## PROPERTY DESCRIPTION

On behalf of the Cook Family Trust, Perry Brokerage is pleased to present 1025 Plain Street in Marshfield, MA for Sale or Lease. 1025 Plain Street is an 11,210 SF office building conveniently located adjacent to Exit 12 on RT. 3, with frontage on RT. 139. This attractive and well-maintained office building features excellent street visibility in a desirable South Shore location. Additionally, there is a strong NNN lease with the current tenant providing an in place revenue stream. Area amenities include Shopping, Restaurants, Grocery Stores, and Local Bus Lines.

## PROPERTY INFORMATION

- Building Size: **11,210 sf**
- Available: **Up to 11,210 SF For Lease / Property For Sale**
- Lease Occupancy Date: **1/1/19**
- Land Area: 1.27 Acres (55,327 sf)
- Use: Office
- Parking: 21,315 sf Parking Lot
- Location: Frontage on RT. 139, 1/4 Mile from RT. 3
- Zoning: I-1
- Year Built: 1985
- Recent Capital Improvements: Including 8 New HVAC Units
- Separately Metered



**Current Annual Income: \$202,234**  
**Term Through 12/31/18**

**Rental Rate: \$18.50 / sf NNN**

**Sale Price: \$2,400,000**

**Assessed Value: \$1,327,800**  
**2017 Taxes: \$18,763.94**



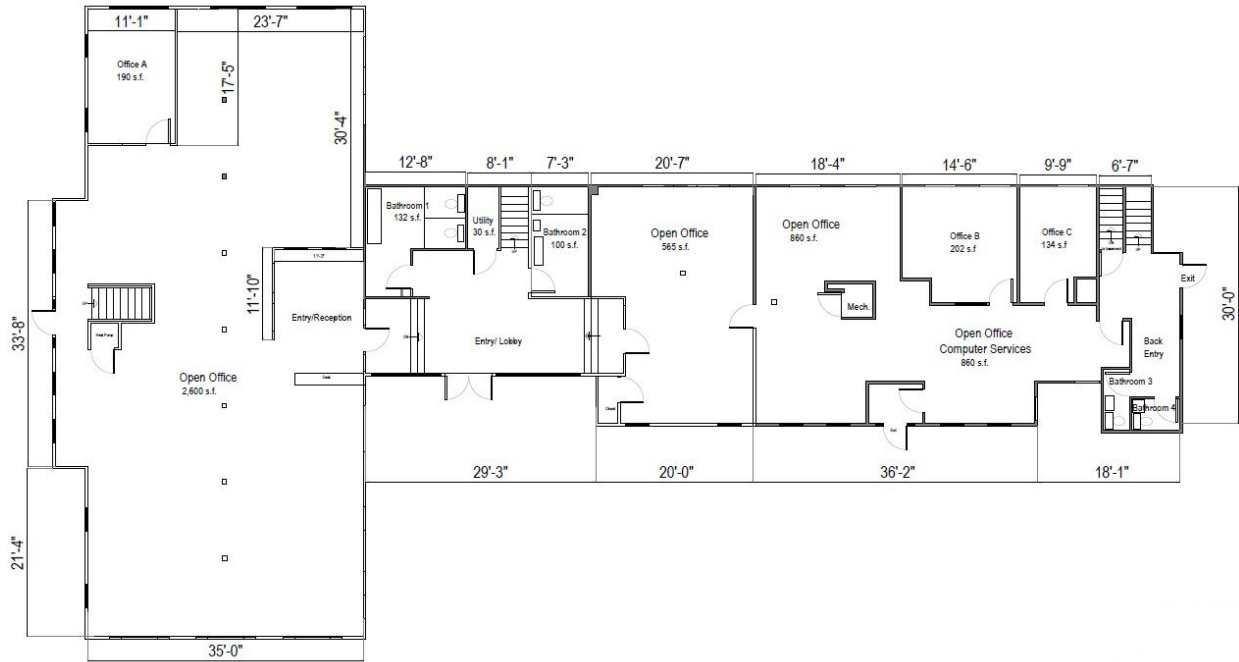
**PERRY**  
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Commercial  
Real Estate  
Services

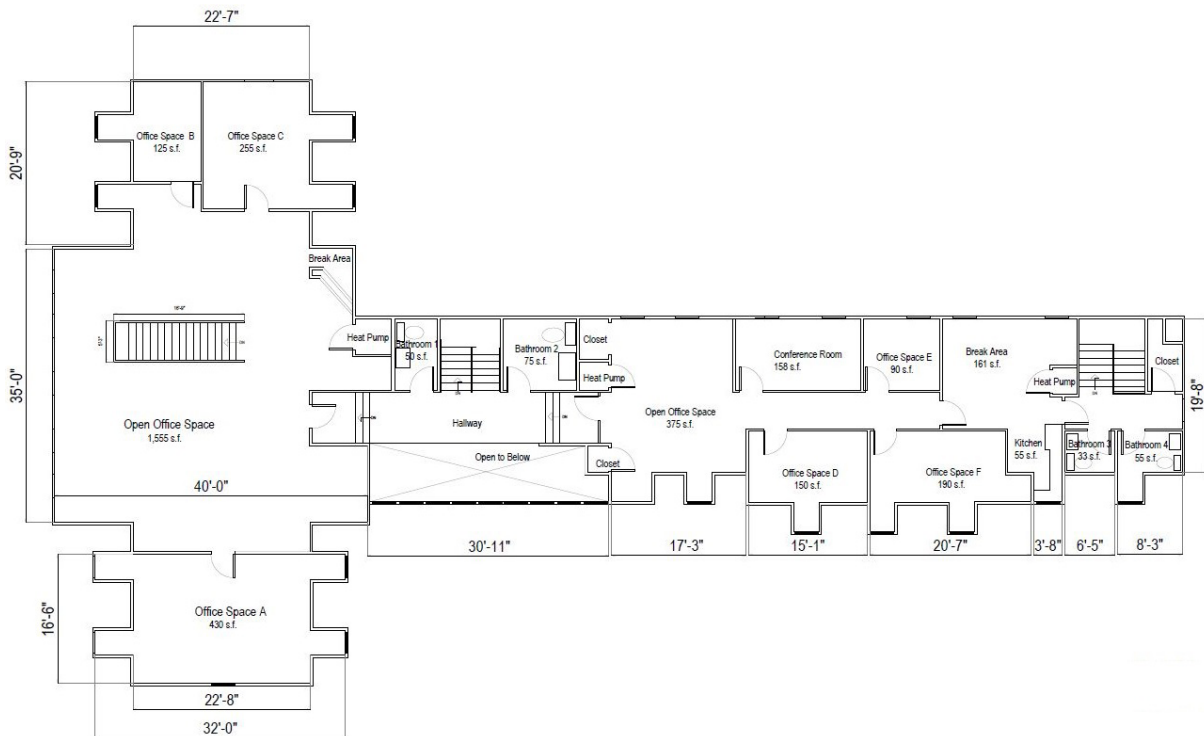
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1st Floor - Existing Conditions



2nd Floor - Existing Conditions



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