



376 Nash Road - New Bedford, MA

**For Lease at \$9.75/SF NNN PLUS CAM AT \$3.75/SF  
17,000± SF**

**Cold Storage Space Available January 1, 2025**





## UPDATED IMPROVEMENTS:

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New

- \* Membrane Roof in 2019
- \* Cold Storage-New Loading Dock Walls & Ceiling in 2021  
New Heavy Duty Freezer Doors in 2022
- \* New Boiler for Entire Building in 2022

## Property Summary

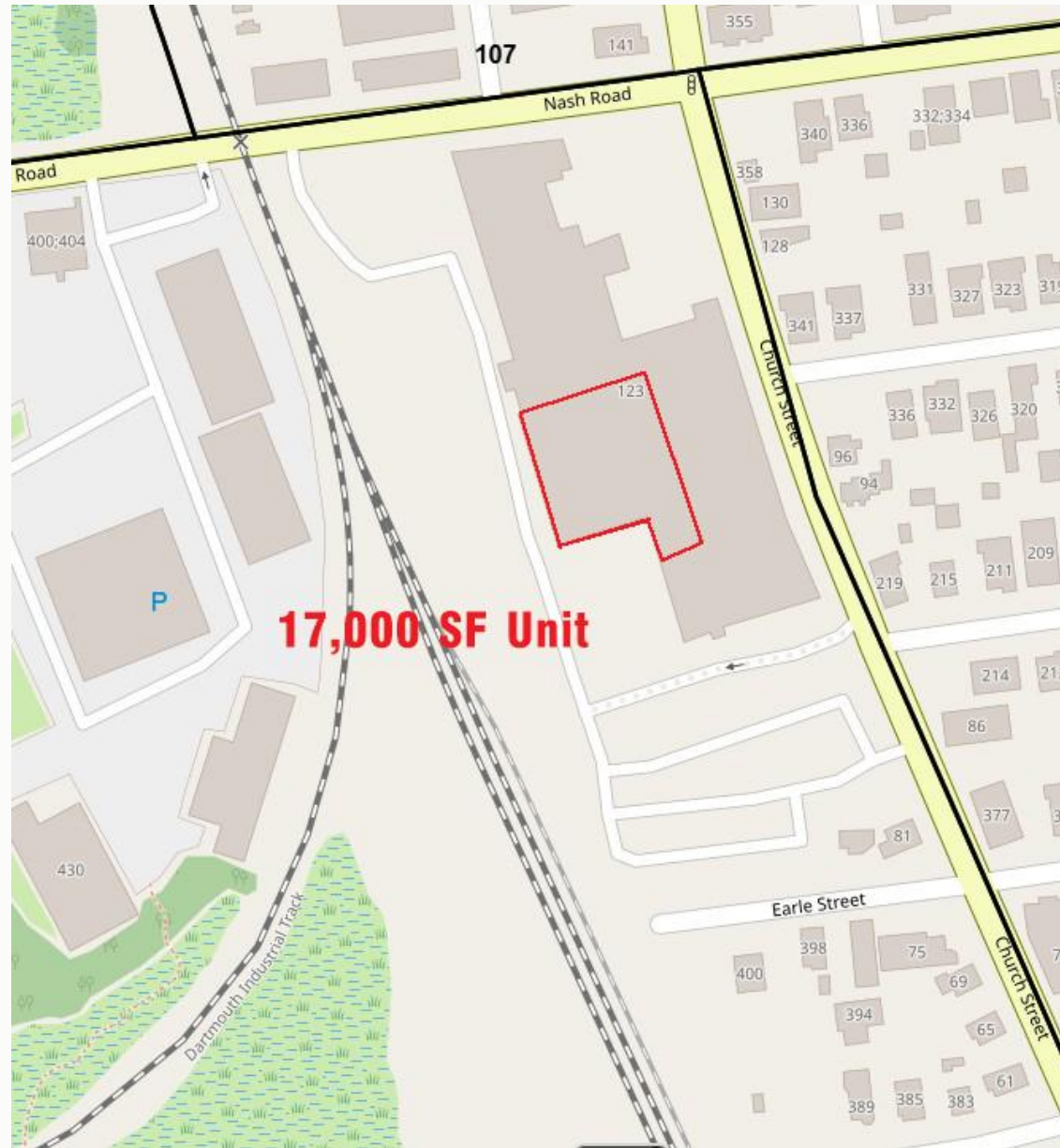
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- \* Space Available -17,000± SF
- \* 3.8± Acre Site
- \* Ample Parking
- \* 2 Loading Docks with 2 Overhead Doors
- \* 32' Ceilings
- \* Shared Parking
- \* Zoned IB- Industrial B (Small NE Parking Lot Portion In Industrial A)
- \* 1± Mile from New Bedford Fishing Docks - #1 Fishing Port in U.S.
- \* Close to Interstate I95 & Rte 24

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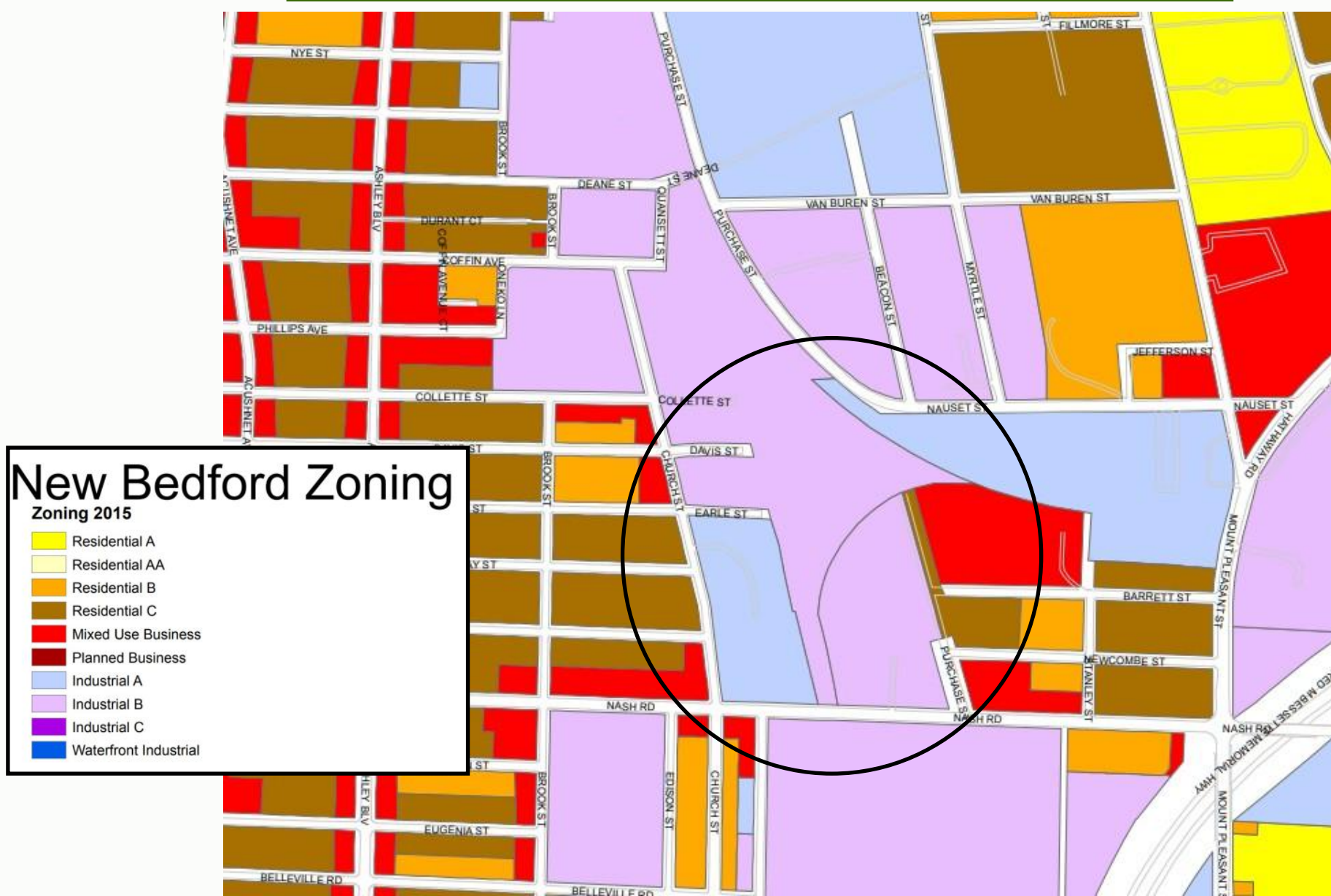
**For Lease at \$8.50/SF Plus CAM**

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**Location of Unit**

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**Zoning - IB Industrial B - Small Portion of NE Parking Lot in Industrial A**

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## Photographs

# 376 Nash Road - New Bedford, MA

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HARTEL COMMERCIAL REAL ESTATE  
FALMOUTH - QUINCY

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## Contact

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