



376 Nash Road - New Bedford, MA

**For Lease at \$8.75/SF PLUS CAM AT \$3.75/SF
17,000± SF - 2 LOADING DOCKS & 2 OVERHEAD DOORS**

Cold Storage Space Available Now





UPDATED IMPROVEMENTS:

New

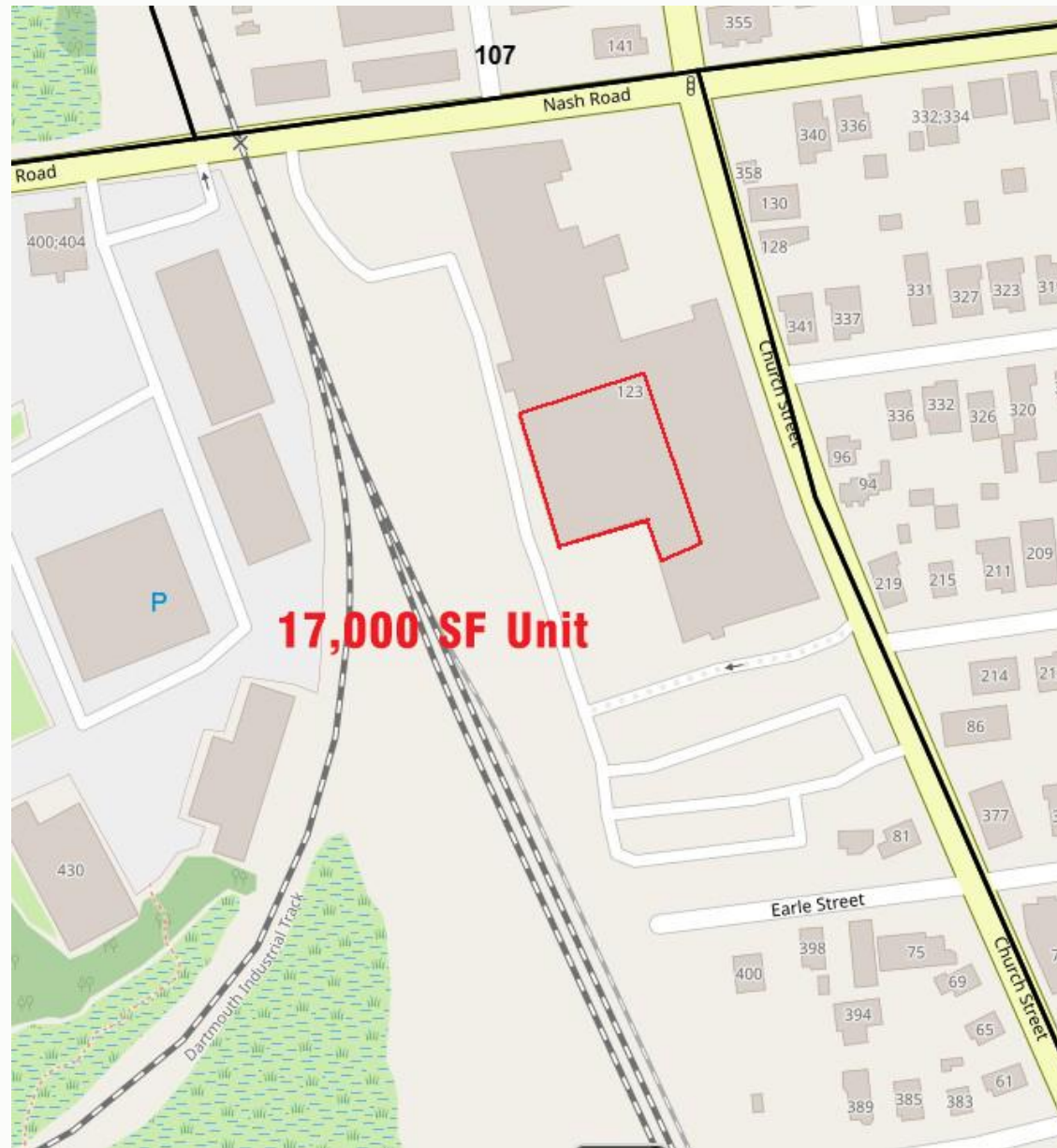
- * Membrane Roof in 2019
- * Cold Storage-New Loading Dock Walls & Ceiling in 2021
New Heavy Duty Freezer Doors in 2022
- * New Boiler for Entire Building in 2022

Property Summary

- * 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

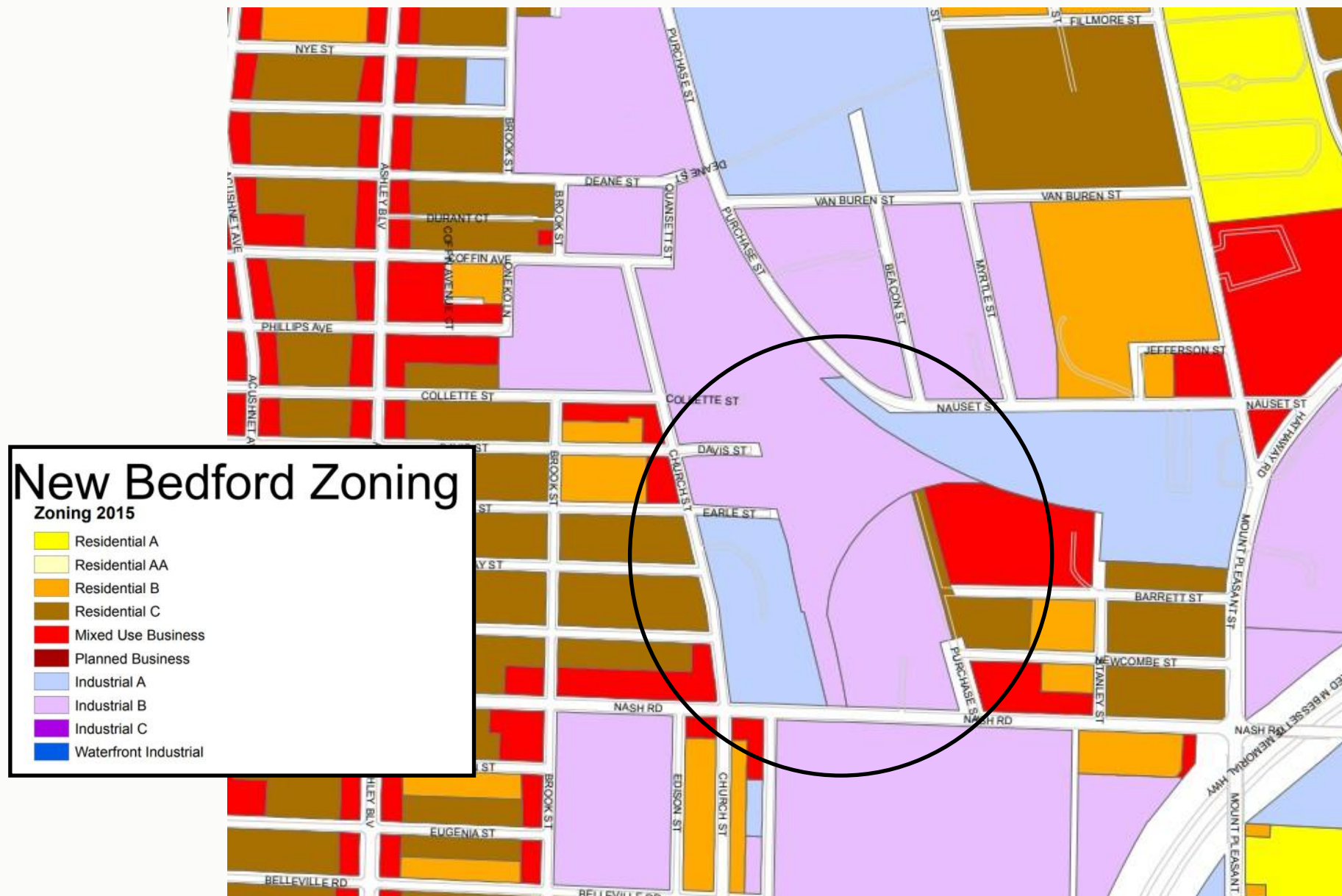
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Location of Unit

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

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Photographs

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