

944 MIDDLE STREET

WEYMOUTH, MA 02188



±24,114 SF Available



Single Tenant Building



82 On-Site Parking Spaces



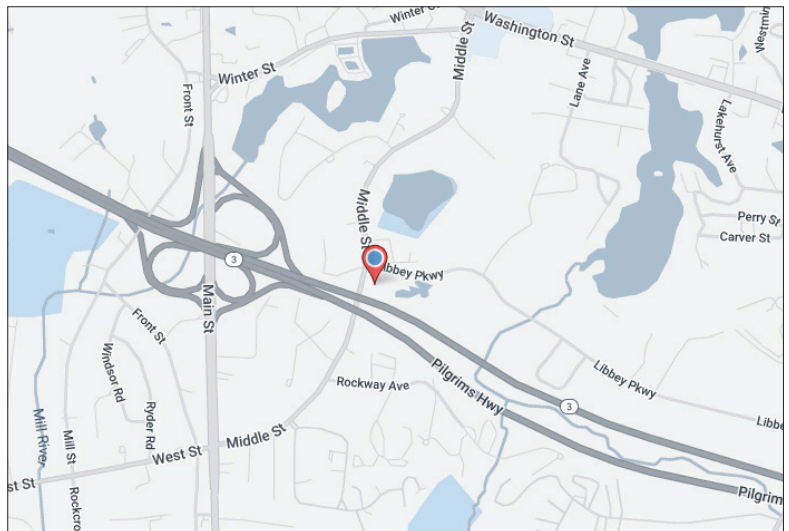
±1 Mile to Rte. 3 & Rte. 18

Built in 1965, 944 Middle Street is a well-maintained, one-story, single-tenant facility situated on approximately 3.0 acres. The property offers ±24,114 SF of versatile flex/light manufacturing space with ample on-site parking.

Conveniently located near Route 18 and Route 3, the building provides excellent visibility with both roadside and building signage opportunities – ideal for businesses seeking exposure and accessibility.

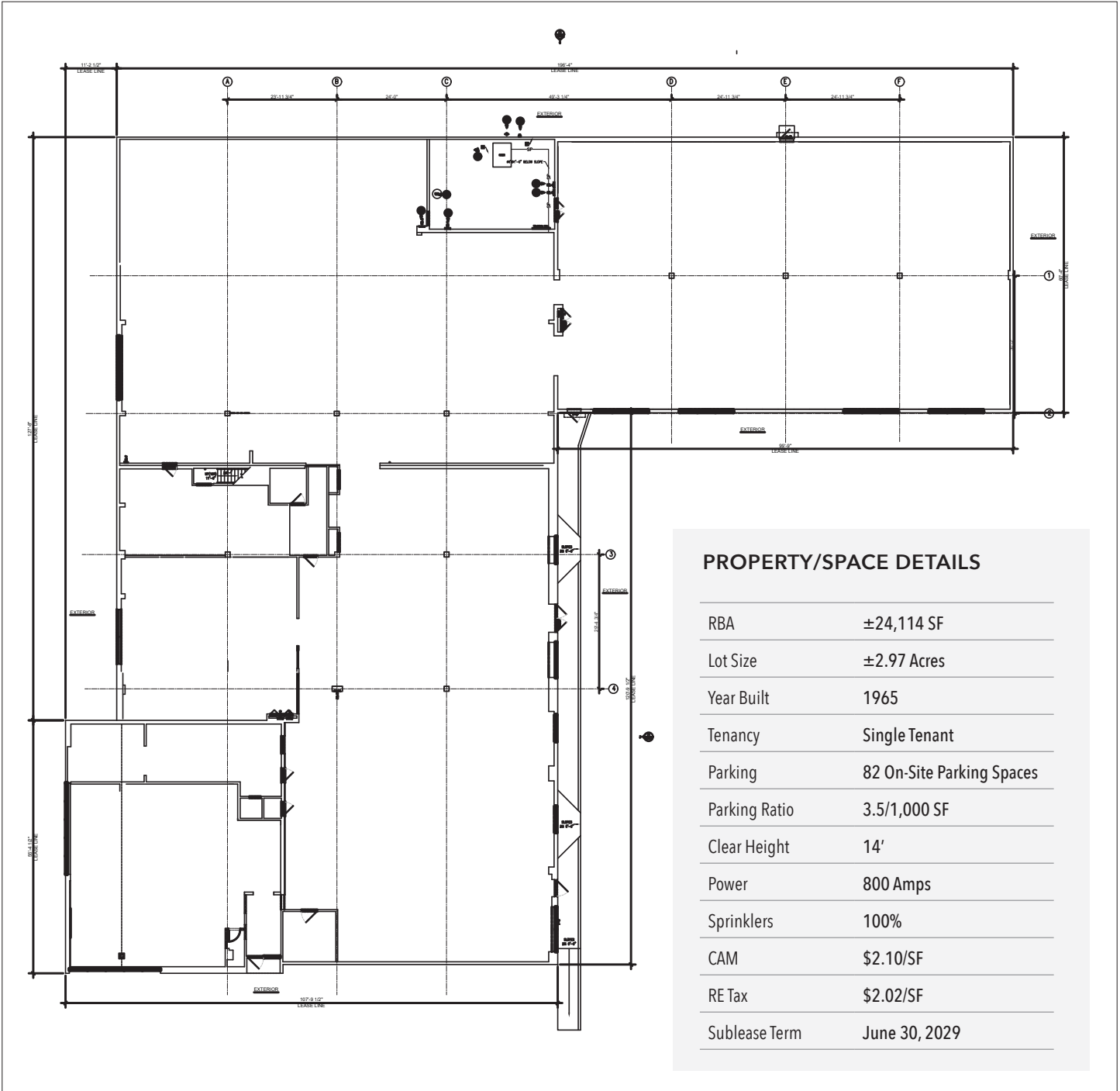
Located within the Planned Industrial Park District (PIP), the site supports a variety of permitted uses, including but not limited to:

- Assembly, manufacturing, packaging, processing, or similar operations
- Wholesale business
- Office building
- Research laboratory
- Printing shop
- Catering services



*Source: Town of Weymouth, Massachusetts Zoning Ordinance (Ch.20, Art. XA)

944 MIDDLE STREET
WEYMOUTH, MA 02188



PROPERTY/SPACE DETAILS	
RBA	±24,114 SF
Lot Size	±2.97 Acres
Year Built	1965
Tenancy	Single Tenant
Parking	82 On-Site Parking Spaces
Parking Ratio	3.5/1,000 SF
Clear Height	14'
Power	800 Amps
Sprinklers	100%
CAM	\$2.10/SF
RE Tax	\$2.02/SF
Sublease Term	June 30, 2029

MITCH JACOBY, MCR
Principal
mjacoby@lee-associates.com
978.476.1223

TY JANNEY
Managing Principal
tjanney@lee-associates.com
617.283.3126

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.