

INDUSTRIAL BUILDING  
FOR LEASE



## ROUTE 3 INDUSTRIAL PARK

106 FINNELL DRIVE,  
WEYMOUTH, MA 02188

DAVE ELLIS, SIOR

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OLIVER OLSSON

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## PROPERTY SUMMARY

# ROUTE 3 INDUSTRIAL PARK



## PROPERTY DESCRIPTION

Route 3 Industrial Park is a premier multi-tenant, light industrial campus located on Finnell Drive in Weymouth. Spanning approximately 247,625 square feet across five professionally managed buildings—36, 50, 70, 86, and 106 Finnell Drive—the park offers flexible industrial and office space solutions for a diverse range of businesses.

## OFFERING SUMMARY

|                  |                                    |
|------------------|------------------------------------|
| Lease Rate:      | \$3,593.75 - 3,600 per month (NNN) |
| Number of Units: | 24                                 |
| Available SF:    | 2,500 - 10,000 SF                  |
| Lot Size:        | 21.7 Acres                         |
| Building Size:   | 247,625 SF                         |
| NOI:             | \$0.00                             |
| Cap Rate:        | 0.0%                               |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 231       | 678       | 3,019     |
| Total Population  | 662       | 1,793     | 7,334     |
| Average HH Income | \$151,701 | \$148,276 | \$143,245 |



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COMPLETE HIGHLIGHTS

# ROUTE 3 INDUSTRIAL PARK



## PROPERTY HIGHLIGHTS

- $\pm 247,625$  SF across Five Buildings and 21.7 acres
- Suites ranging from  $\pm 2,500$  SF to 12,500 SF
- Clear Heights: 21 feet, ideal for warehousing and distribution
- Loading: 1 dock per 2,500 SF; multiple tailboard loading docks and drive-in doors across buildings
- Ample parking with ratios up to 1.46/1,000 SF, plus overflow lots
- 50' x 25' Column Spacing
- Energy-efficient LED Lighting throughout
- Gas Modine heat and wall-through AC units for office spaces
- Industrial Park Zoning supports a wide range of uses
- CAM & RE Taxes (2026): \$3.92/SF



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ROUTE 3 INDUSTRIAL PARK OVERVIEW

# ROUTE 3 INDUSTRIAL PARK



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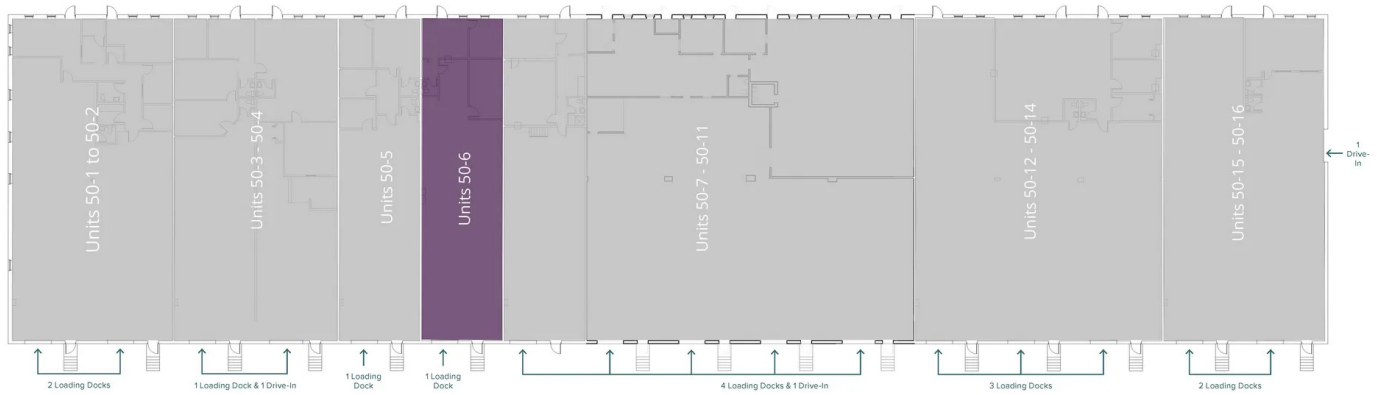
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# ROUTE 3 INDUSTRIAL PARK



## LEGEND

Available

Unavailable

## LEASE INFORMATION

|              |                   |
|--------------|-------------------|
| Lease Type:  | NNN               |
| Total Space: | 2,500 - 10,000 SF |

|             |                                |
|-------------|--------------------------------|
| Lease Term: | Negotiable                     |
| Lease Rate: | \$3,593.75 - \$3,600 per month |

## AVAILABLE SPACES

| SUITE                | TENANT             | SIZE      | TYPE | RATE              | DESCRIPTION |
|----------------------|--------------------|-----------|------|-------------------|-------------|
| Units 50-1 to 50-2   | -                  | 5,000 SF  | NNN  | -                 | -           |
| Units 50-3 to 50-4   | Oasis Shower Doors | 5,000 SF  | NNN  | -                 | -           |
| Units 50-5           | South Shore        | 2,500 SF  | NNN  | -                 | -           |
| Units 50-6           | Available          | 2,500 SF  | NNN  | \$3,600 per month | -           |
| Units 50-7 to 50-11  | Sid Harvey's       | 12,500 SF | NNN  | -                 | -           |
| Units 50-12 to 50-14 | The Hope Group     | 7,500 SF  | NNN  | -                 | -           |
| Units 50-15 to 50-16 | 6T Transport LLC   | 5,000 SF  | NNN  | -                 | -           |



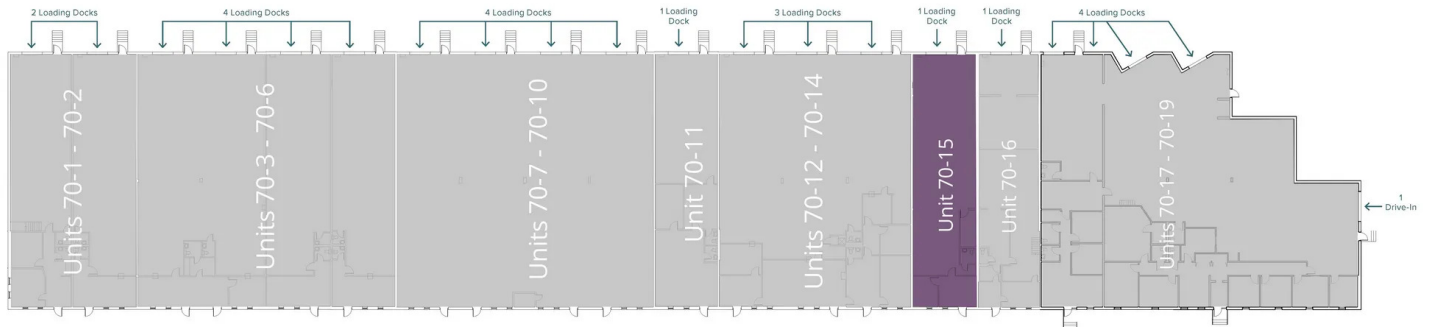
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Available

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## LEASE INFORMATION

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|             |                                |
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## AVAILABLE SPACES

| SUITE               | TENANT                             | SIZE              | TYPE | RATE              | DESCRIPTION |
|---------------------|------------------------------------|-------------------|------|-------------------|-------------|
| Unit 70-1 to 70-2   | Rustic Spirits                     | 5,000 SF          | NNN  | -                 | -           |
| Unit 70-3 to 70-6   | TA Fitness                         | 10,000 SF         | NNN  | -                 | -           |
| Unit 70-7 to 70-10  | Wollaston Allots Inc.              | 10,000 SF         | NNN  | -                 | -           |
| Unit 70-11          | Mr. Drain                          | 2,500 SF          | NNN  | -                 | -           |
| Unit 70-12 to 70-14 | American Restoration Professionals | 7,500 - 22,500 SF | NNN  | -                 | -           |
| Unit 70-15          | Available                          | 2,500 SF          | NNN  | \$3,600 per month | -           |
| Unit 70-16          | The Sausage Guy                    | 2,500 SF          | NNN  | -                 | -           |
| Unit 70-17 to 70-20 | Concentric Power                   | 10,625 SF         | NNN  | -                 | -           |



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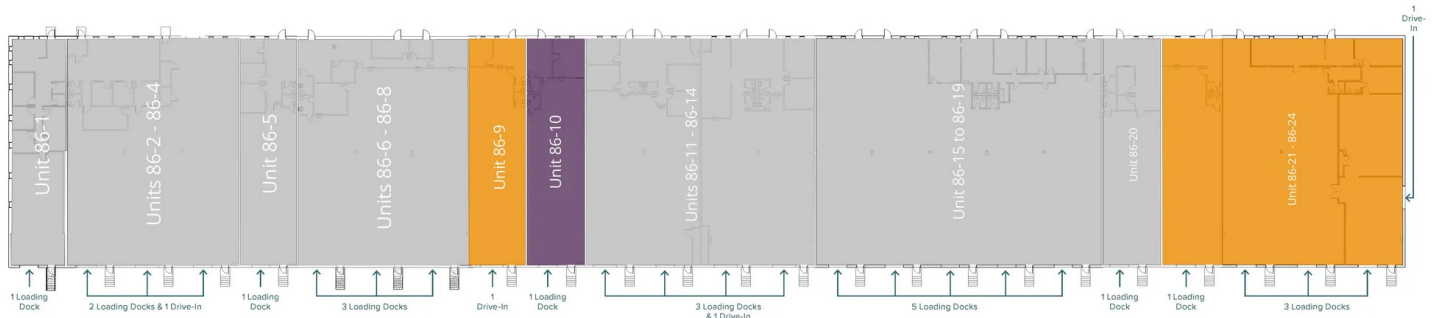
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## BUILDING 86 PLANS

# ROUTE 3 INDUSTRIAL PARK



### LEGEND

Available

Available Soon

Unavailable

### LEASE INFORMATION

|              |                   |
|--------------|-------------------|
| Lease Type:  | NNN               |
| Total Space: | 2,500 - 10,000 SF |

|             |                                |
|-------------|--------------------------------|
| Lease Term: | Negotiable                     |
| Lease Rate: | \$3,593.75 - \$3,600 per month |

### AVAILABLE SPACES

| SUITE               | TENANT                        | SIZE      | TYPE | RATE              | DESCRIPTION |
|---------------------|-------------------------------|-----------|------|-------------------|-------------|
| Unit 86-1           | GSG Specialty Contracting     | 2,500 SF  | NNN  | -                 | -           |
| Unit 86-2 to 86-4   | Premier Spirit Athletics      | 7,500 SF  | NNN  | -                 | -           |
| Unit 86-5           | Smart Coats                   | 2,500 SF  | NNN  | -                 | -           |
| Unit 86-6 to 86-8   | Nixon Medical                 | 7,500 SF  | NNN  | -                 | -           |
| Unit 86-9           | Available Soon                | 2,500 SF  | NNN  | \$17.25 SF/yr     | -           |
| Unit 86-10          | Available                     | 2,500 SF  | NNN  | \$3,600 per month | -           |
| Unit 86-11 to 86-14 | Speed Xpress                  | 22,500 SF | NNN  | -                 | -           |
| Unit 86-15 to 86-19 | -                             | 12,500 SF | NNN  | -                 | -           |
| Unit 86-20          | Whalen Plumbing & Heating LLC | 2,500 SF  | NNN  | -                 | -           |



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BUILDING 86 PLANS

# ROUTE 3 INDUSTRIAL PARK

| SUITE               | TENANT         | SIZE      | TYPE | RATE                | DESCRIPTION |
|---------------------|----------------|-----------|------|---------------------|-------------|
| Unit 86-21 to 86-24 | Available Soon | 10,000 SF | NNN  | Call for Lease Rate | -           |



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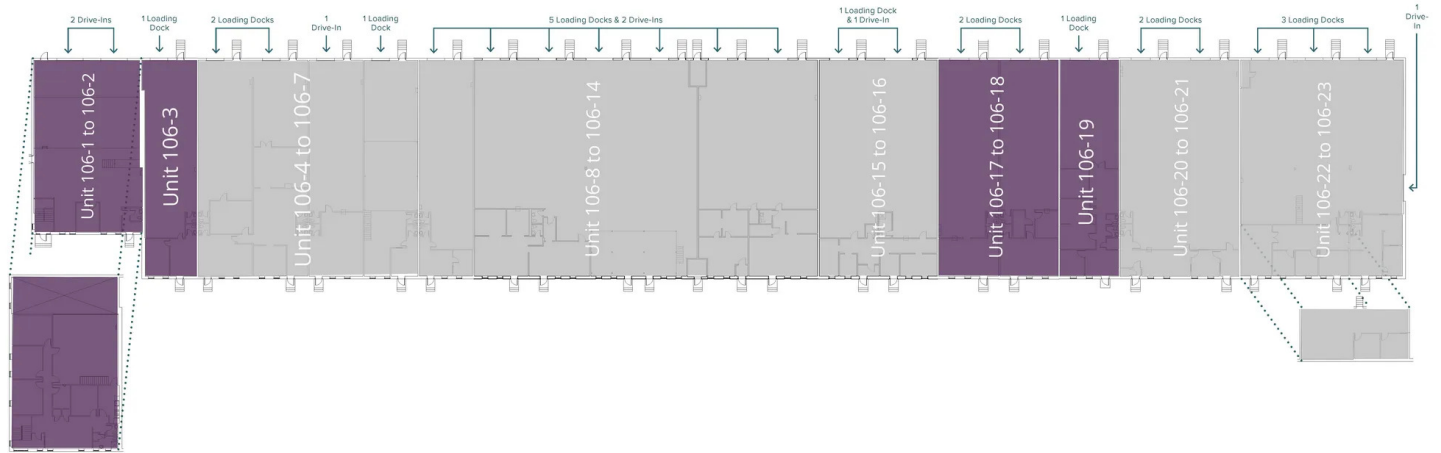
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## BUILDING 106 PLANS

# ROUTE 3 INDUSTRIAL PARK



### LEGEND

Available

Unavailable

### LEASE INFORMATION

|              |                   |
|--------------|-------------------|
| Lease Type:  | NNN               |
| Total Space: | 2,500 - 10,000 SF |

|             |                                |
|-------------|--------------------------------|
| Lease Term: | Negotiable                     |
| Lease Rate: | \$3,593.75 - \$3,600 per month |

### AVAILABLE SPACES

| SUITE                 | TENANT                  | SIZE      | TYPE | RATE              | DESCRIPTION |
|-----------------------|-------------------------|-----------|------|-------------------|-------------|
| Unit 106-1 to 106-2   | Available               | 7,000 SF  | NNN  | Negotiable        | -           |
| Unit 106-3            | Available               | 2,500 SF  | NNN  | \$3,600 per month | -           |
| Unit 106-7            | Landmark Graphics       | 2,500 SF  | NNN  | -                 | -           |
| Unit 106-8 to 106-14  | Weymouth Winair Company | 17,500 SF | NNN  | -                 | -           |
| Unit 106-15 to 106-16 | Halstead and Associates | 5,000 SF  | NNN  | -                 | -           |
| Unit 106-17 to 106-18 | Available               | 5,000 SF  | NNN  | Negotiable        | -           |
| Unit 106-19           | Available               | 2,500 SF  | NNN  | \$3,600 per month | -           |
| Unit 106-20 to 106-21 | Hogshead Wine Company   | 5,000 SF  | NNN  | -                 | -           |
| Unit 106-22 to 106-24 | R&S REDCO, INC.         | 7,500 SF  | NNN  | -                 | -           |



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BUILDING 106 PLANS

# ROUTE 3 INDUSTRIAL PARK

| SUITE                 | TENANT          | SIZE     | TYPE | RATE | DESCRIPTION |
|-----------------------|-----------------|----------|------|------|-------------|
| Unit 106-22 to 106-24 | R&S REDCO, INC. | 7,500 SF | NNN  | -    | -           |



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ADDITIONAL PHOTOS

# ROUTE 3 INDUSTRIAL PARK



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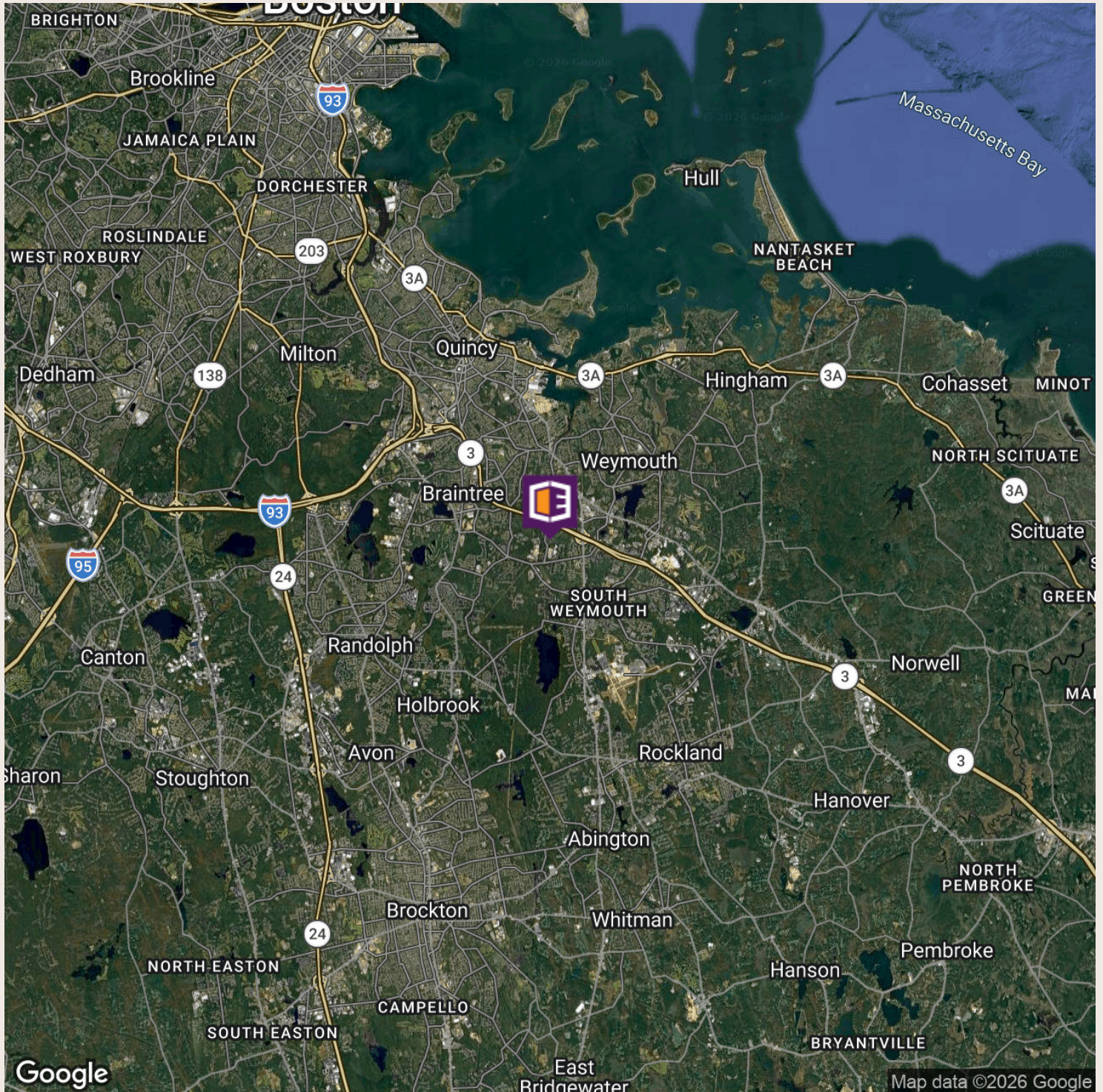
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REGIONAL MAP

# ROUTE 3 INDUSTRIAL PARK



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MEET DAVE ELLIS

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**DAVE ELLIS, SIOR**

President

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MA #9524572

## PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

## EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

## MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

### Ellis Realty Advisors

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MEET BILL KINGDON

# ROUTE 3 INDUSTRIAL PARK



**BILL KINGDON, SIOR**

Director

bill@ellisrealtyadvisors.com

Direct: **603.560.2710** | Cell: **603.560.2710**

MA #9558664

## PROFESSIONAL BACKGROUND

Bill Kingdon has completed over \$95,000,000 worth of lease and sale transactions since joining Ellis Realty Advisors. He specializes in investment and owner-occupant sales and commercial leasing throughout Southeastern Massachusetts with a focus on the industrial, office, and medical asset classes.

Prior to joining Ellis Realty Advisors, Bill was the Director of Finance and Operations for Pro Ambitions Hockey, Inc., where he oversaw day to day logistics and managed a staff of over 300 employees for the largest hockey camp company in the world.

## EDUCATION

Ithaca College (2012)

Bachelor of Science - Business Management

Bachelor of Science - Sport Management

## MEMBERSHIPS

SIOR - Industrial Specialist

South Shore Young Professionals - Past Board Chair

Weymouth Chamber of Commerce - Board

South Shore Chamber of Commerce

Quincy Chamber of Commerce

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MEET OLIVER OLSSON

# ROUTE 3 INDUSTRIAL PARK



## OLIVER OLSSON

Vice President

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Direct: 617.957.1422

### PROFESSIONAL BACKGROUND

As an advisor and Vice President of Ellis Realty Advisors, Oliver Olsson brings clients a broad skillset with his background in real estate development, marketing, and strategic partnerships. Prior to joining Ellis Realty Advisors, Oliver led marketing, brand positioning, and leasing efforts for transformative projects such as Rock Row in Maine and Boston Landing which secured tenants that including the Boston Celtics, Boston Bruins, and Bose. He has also directed economic development campaigns for the state of Maine and national placemaking campaigns for Sweden's Scania region. Oliver specializes in commercial leasing, brand positioning, pricing, and tenant strategy across Greater Boston.

### EDUCATION

St. Sebastians (2002)

Bachelor's Degree | Marketing, Providence College (2006)

Master of Science | International Marketing, Lund University (2010)

Certificate – Commercial Real Estate Analysis & Investment, MIT

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