

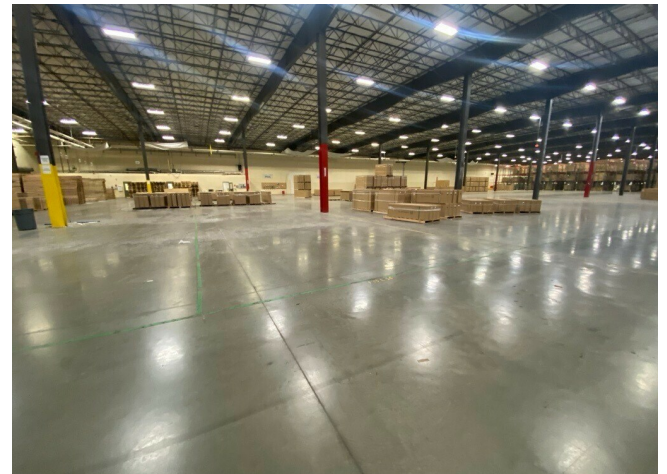


81 Commerce Dr

\$9.00 /SF/YR

Unique sublet opportunity in a modern industrial building located at the entrance to the Commerce Park. Competitive terms available for warehouse uses, 25,000 - 40,000 SF. Side passenger door access as well as 2 trailer truck loading docks, small office, break room, locker rooms and multiple bathrooms. Current term until 10/29 with possible five year option. Call for confidential tour....

- Excellent Highway Access located in the Commerce Park
- Ceiling Height 26'
- Easily Accessible Trailer Truck Loading Doors.
- Locker Rooms, Break Room, Small Office & Multiple Bathrooms including ADA accessible



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|--------------|---------------|
| Rental Rate: | \$9.00 /SF/YR |
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|----------------|------------|
| Property Type: | Industrial |
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|-------------------|-----------|
| Property Subtype: | Warehouse |
|-------------------|-----------|

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|-------------------------|------------|
| Rentable Building Area: | 600,000 SF |
|-------------------------|------------|

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|-------------|------|
| Year Built: | 1997 |
|-------------|------|

| | |
|-----------------|---------------|
| Rental Rate Mo: | \$0.75 /SF/MO |
|-----------------|---------------|

1st Floor

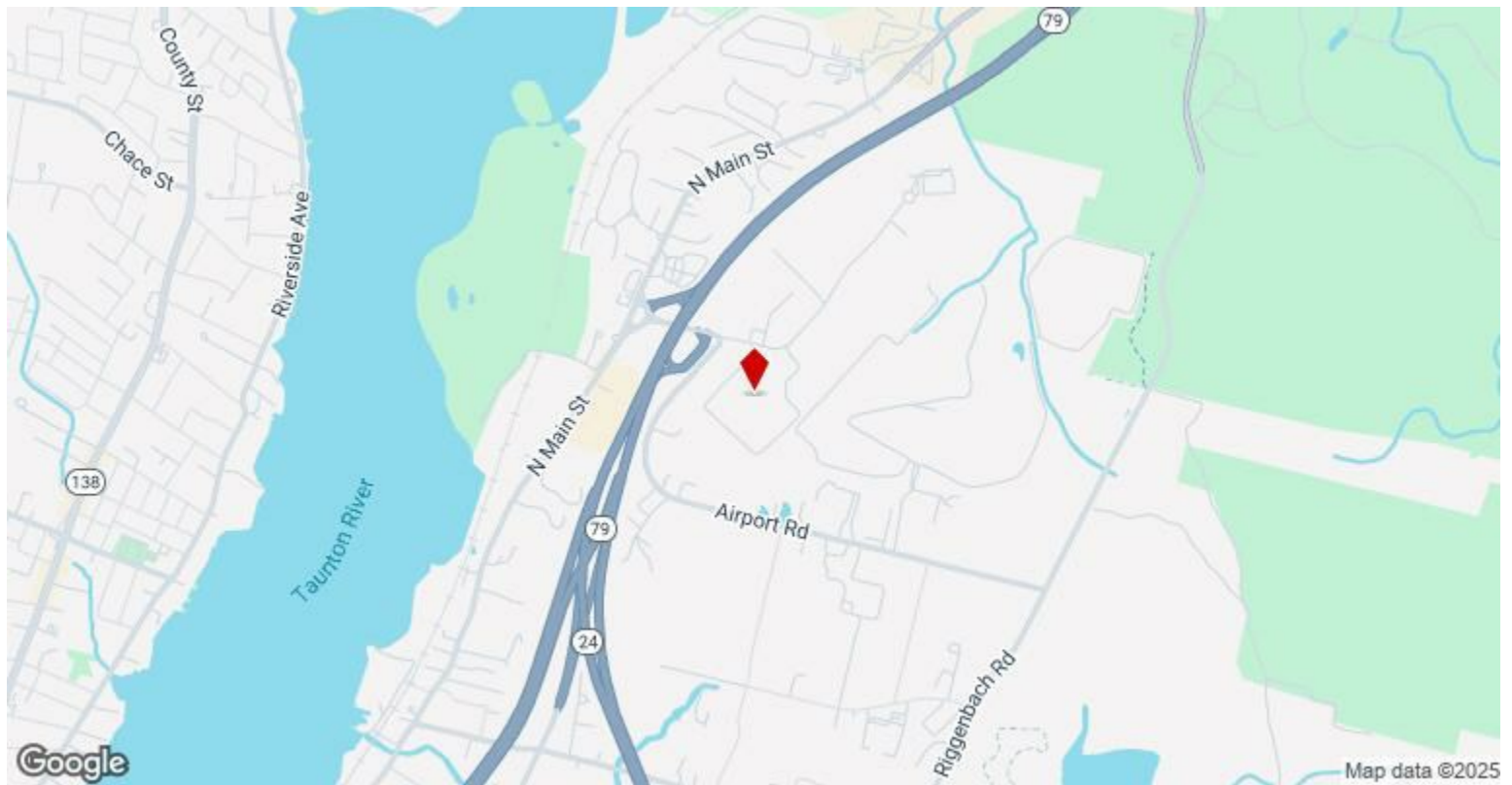
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| | |
|-----------------|------------------|
| Space Available | 40,000 SF |
| Rental Rate | \$9.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Office Size | 1,000 SF |
| Space Type | Sublet |
| Space Use | Industrial |

Modern warehouse sublet opportunity, 25,000 - 40,000 SF through 10/2029 with possible 5 year option. 26' Ceiling Height, 2 trailer truck loading doors, small finished office, break room, locker room and multiple bathrooms with ADA accessibility. Call for confidential tour.

Major Tenant Information

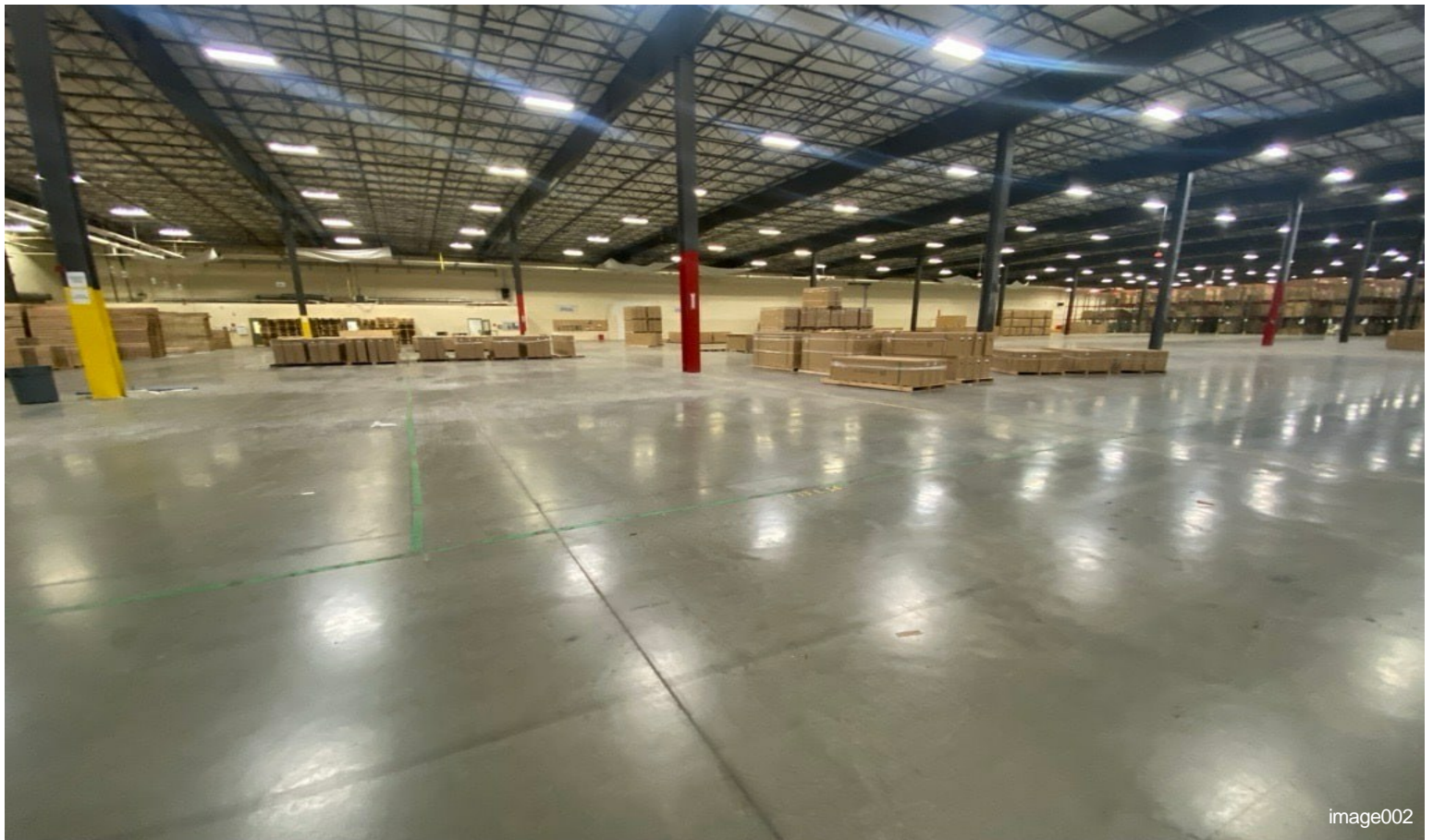
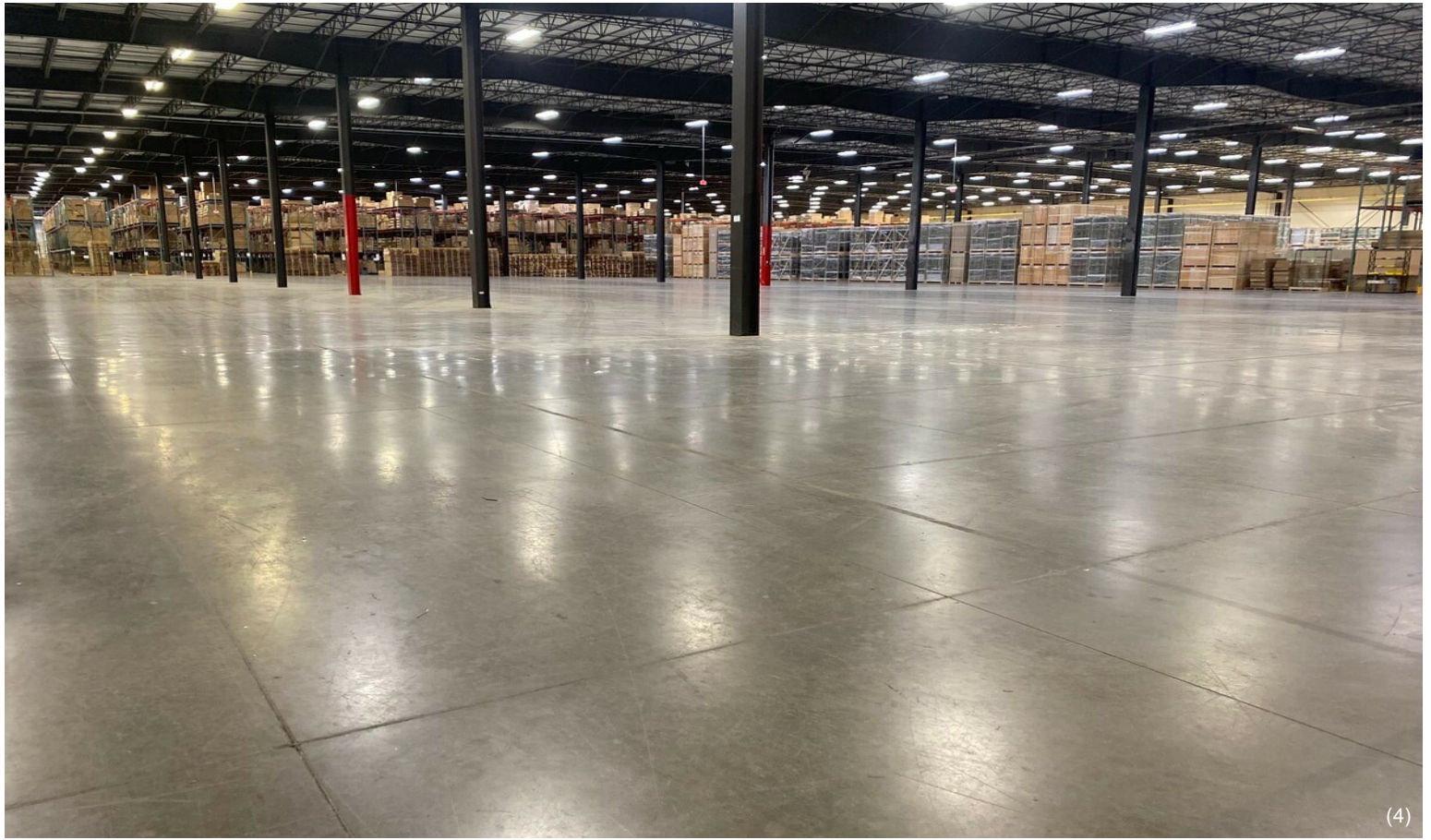
| Tenant | SF Occupied | Lease Expired |
|---------------|-------------|---------------|
| Displays2Go | - | October 2024 |
| Marina Llc | - | |
| Post Up Stand | - | |



81 Commerce Dr, Fall River, MA 02720

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Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

