



# 108 BODWELL ST

AVON, MA

FOR SALE | 51,000 SF INDUSTRIAL BUILDING

- Building can be expanded to 76,000 SF
- 6.33 acres
- Cross-dock facility: 25 tailboard docks



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# PROPERTY SUMMARY



## PROPERTY SPECIFICATIONS

Building Size:	51,000 SF
Expansion:	Up to 25,000 SF
Lot Size:	6.33 AC
Zoning:	Industrial
Utilities:	Gas, Heating, Lighting, Water, Septic
Loading:	25 Tailboard Docks 1 Drive-in Door
Clear Height:	16'8" in 10,000 SF (cross-dock area) 20'8" in 40,000 SF
Column Spacing:	32' x 40' (no columns in cross-dock area)
Parking:	36 Spaces
Construction:	Reinforced Concrete
Taxes:	\$1.33/SF (2022)
Roof:	New roof installed 2016
Sale Price:	Market

## PROPERTY HIGHLIGHTS

- Building can be expanded by 25,000 SF (permits will be in place shortly)
- Located in the Avon Industrial Park just off of Route 24

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,504	71,004	245,455
Total Population	70,267	193,593	629,601
Average HH Income	\$88,722	\$95,405	\$109,937

## ZONING USES

Commercial Truck Parking	Distribution
Municipal	Health Services
Office	Wholesale Storage
Laboratory	Lumber Yard
Packaging	Mechanic Shop
Manufacturing	Warehouse
Printing Shop	Carpentry/Plumbing



# ADDITIONAL PHOTOS





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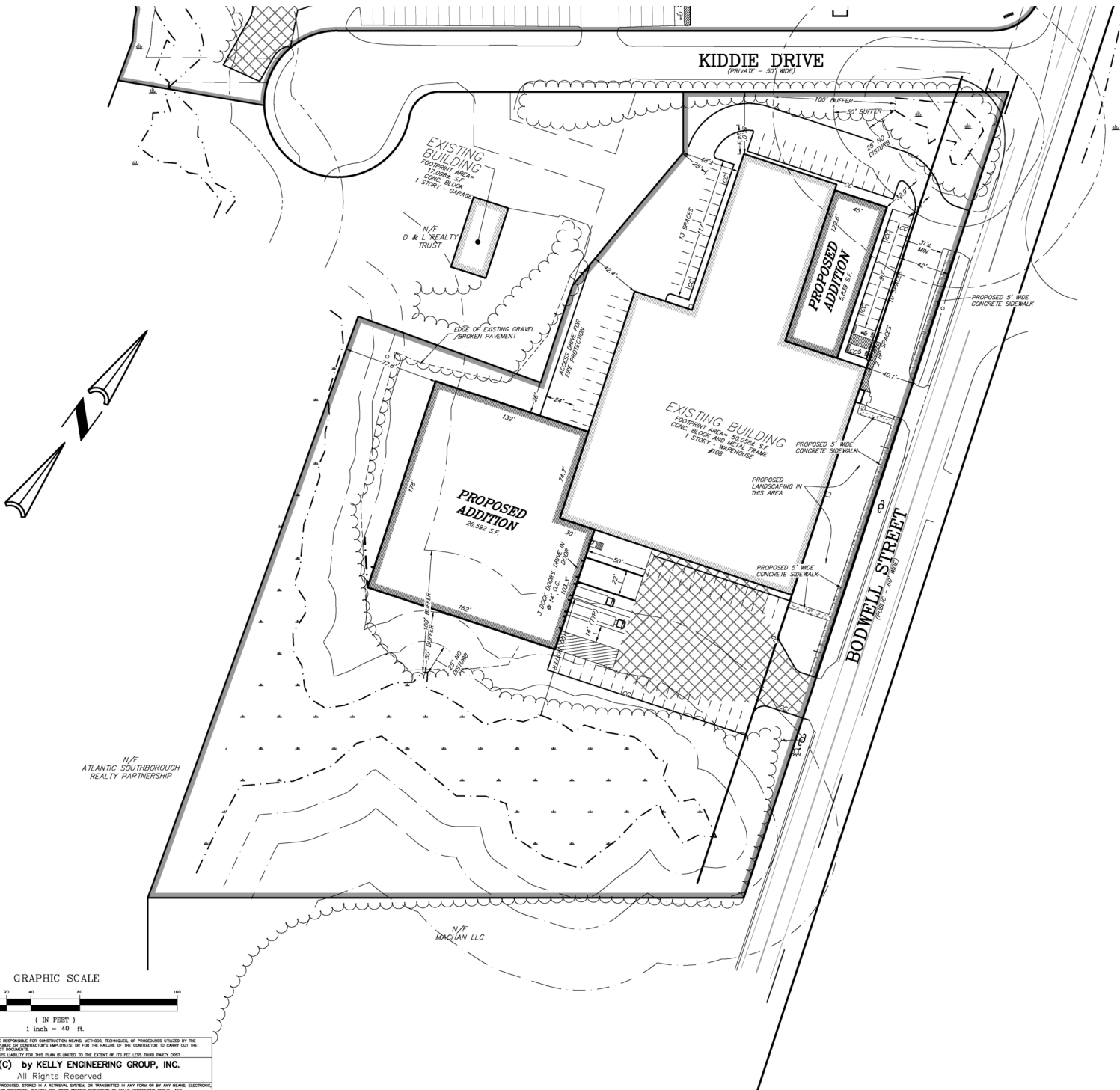


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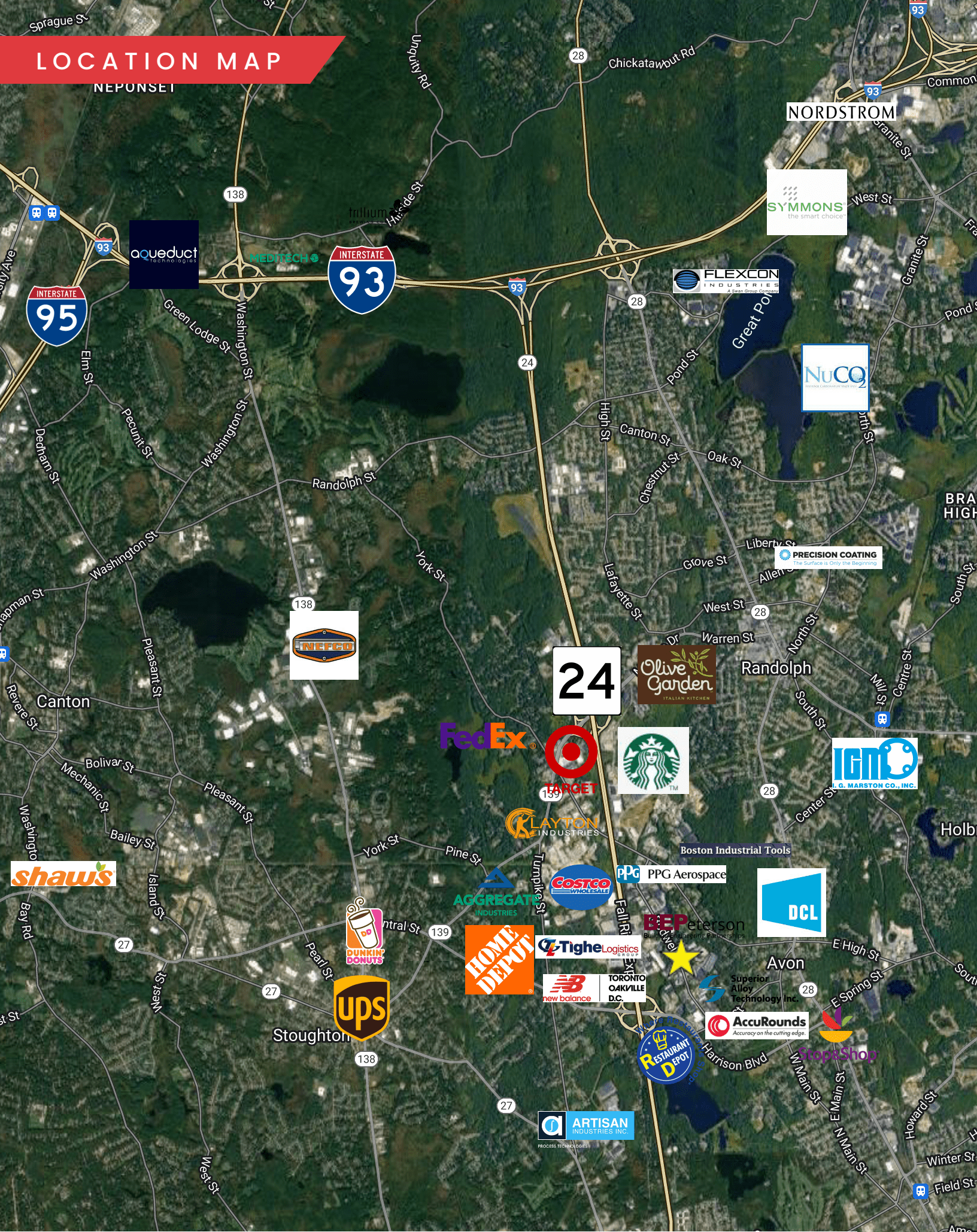


# SITE PLAN





# LOCATION MAP





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