

# PEMBROKE FLEX SPACE FOR LEASE



**JAY NUSS**  
REALTY GROUP, LLC



**243R Oak Street**  
**5,025 Square Foot Flex Building**  
**With Potential For An Additional 5,000 Square Feet**

Building Dimensions: 50'2" X 100'2"

Town/Municipal Water and Private Septic System

Heat: Propane Gas

Ceiling Height – 14'

Overhead Doors: 1 – 14' Drive-in and 1 – 8' Loading Door

Parking: On site

Zoning: Industrial A

Flexible layout opportunities

Potential laydown yard space available

Strong local demographics

Excellent access from and to Route 3 and minutes to Route 53

30 Miles South of Boston – Logan Airport

1 Hour to Providence

Easy access to Cape Cod and Rhode Island

Available: 1st Quarter 2026

Lease Rate: \$16.50 PSF

## Please Contact Us:



Jay Nuss 781-910-6575  
[jay@jaynussrealtygroup.com](mailto:jay@jaynussrealtygroup.com)