

# 56 PEMBROKE WOODS DRIVE, PEMBROKE, MA

15,750 SF for Lease



STEELE  
GROUP



25' Clear Height  
Industrial Distribution  
Mix of Office & Warehouse Space

## Property Highlights



Route 3  
South Market



Dining, Retail,  
& Recreation



Flexible  
Term



Onsite Parking  
Access



3 Min to  
Route 3

# SUMMARY

The Steele Group is pleased to present a premier industrial leasing opportunity at 56 Pembroke Woods Drive in Pembroke, MA. This 15,750 SF warehouse, constructed in 1999, offers 25-foot clear heights, two dedicated tailboard-height docks, and ample parking—ideal for efficient logistics. With direct access to Route 3, the location supports seamless distribution across the South Shore and Greater Boston. Nearby amenities include North River Plaza, home to Stop & Shop, Home Depot, and various dining options. Additional conveniences such as lodging, fitness centers, and service providers further enhance the appeal for businesses and their employees. This is a strategic opportunity for companies looking to establish or expand their regional footprint.

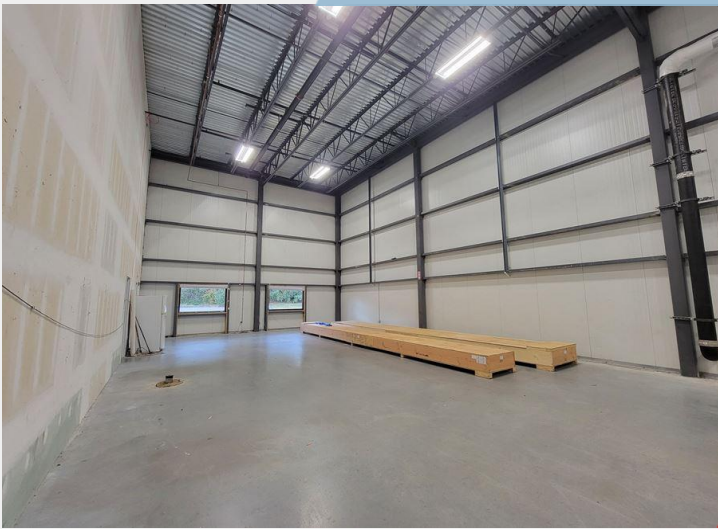
**Two (2) Dedicated Tailboard Docks**



**Ample Parking Onsite**



**High Bay Warehouse**

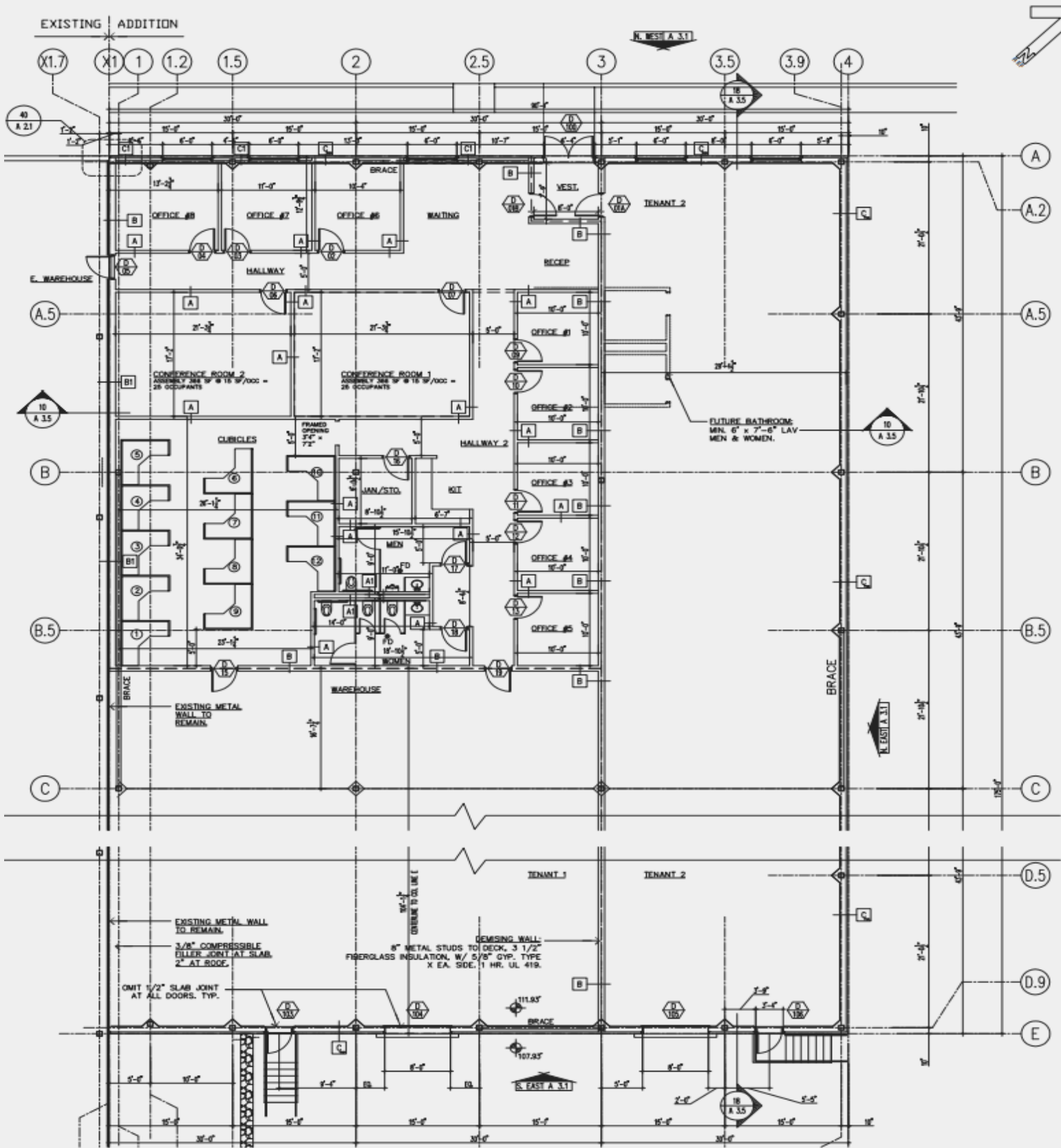


**North River Plaza**

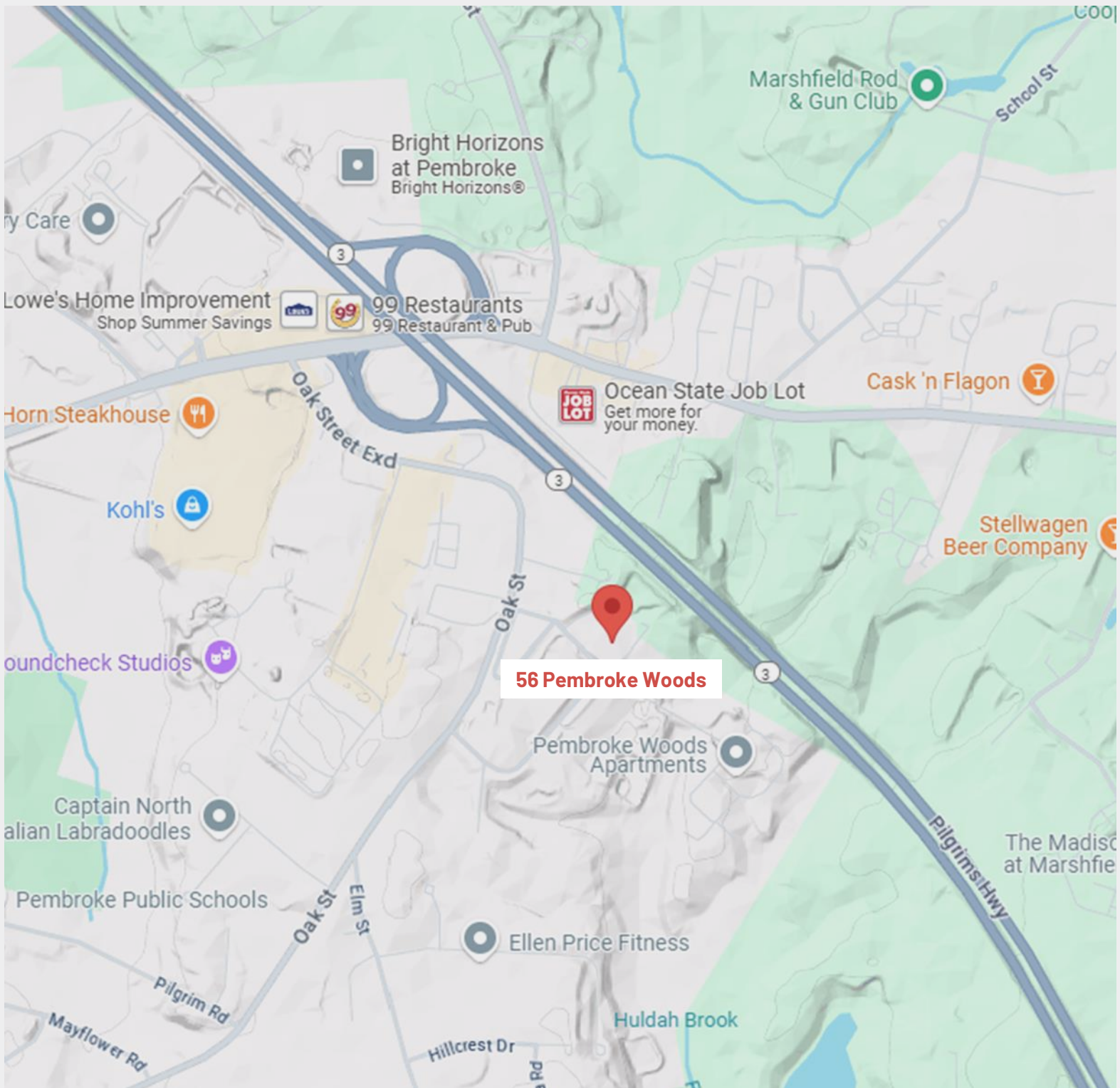




# Floor Plan



**10 PROPOSED TENANT FIT-UP PLAN**  
SCALE: 1/8" = 1' - 0"



**56 Pembroke Woods**

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