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## **Rader Properties handles 45,000 s/f lease to New England Force, LLC**

April 18, 2025 - Front Section



Pembroke, MA Rader Properties, Inc. is pleased to announce the leasing of a new 45,000 s/f flex building located at 38 Riverside Dr.

38 Riverside Dr. was delivered in November 2024 and developed by Cheboygan Realty, LLC. The 45,000 s/f flex building was designed to accommodate tenants ranging from 9,000 s/f to a full building user.

Jim Rader, president of Rader Properties, Inc., said, “38 Riverside Dr., situated just off Rte. 3, offers 25’ clear height, ten dock doors, a two-story window line, and over 100 parking spaces. Given the very low industrial/flex vacancy rate throughout the South Shore, the timing of this new building was excellent.”

David Mitchell, partner and leasing agent, added “The building was very well received with strong tenant activity from the moment steel was erected. We had interest from all types of users and are very fortunate to finalize a long-term lease for the entire building with New England Force, LLC, the South Shore’s premier youth soccer training program. New England Force currently occupies 25,000 s/f in Pembroke and will expand into this new facility with four new turf fields, classrooms, staff offices and a mezzanine for viewing the fields. Occupancy is scheduled for September 1, 2025.”

Rader Properties, Inc. represented the landlord in this transaction and procured the tenant.

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