

For Sale

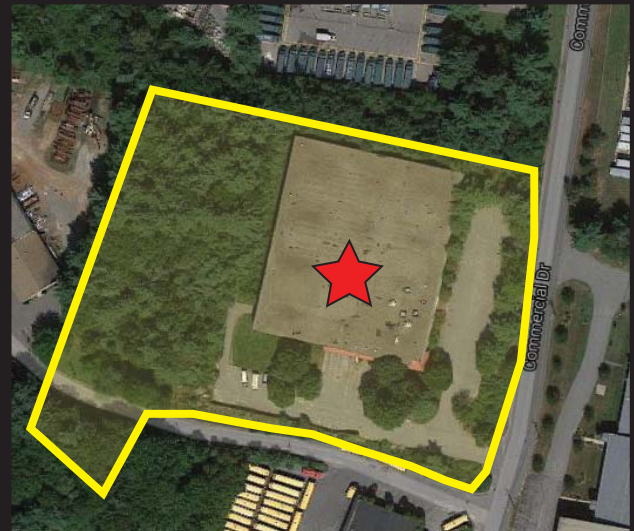
20 Commercial Drive, Dracut, MA

Only 2.4 Miles to I-93

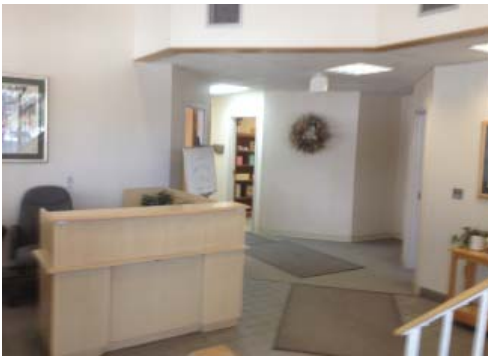


55,890 s.f. Industrial Building

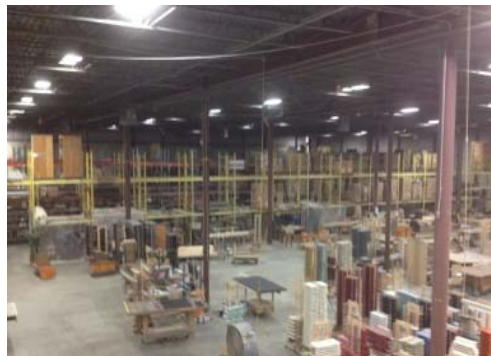
As the exclusive agent, The Stubblebine Company/ CORFAC International is pleased to present 20 Commercial Drive, Dracut, a modern 55,890 s.f. high-bay industrial building located only 2.4 miles from I-93. Built in 1988, the building boasts approximately 24' clear height and five tailboard loading docks with levelers. The building sits on 5.3 acres.



Exclusive Listing Agent:
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



Off ce



Warehouse

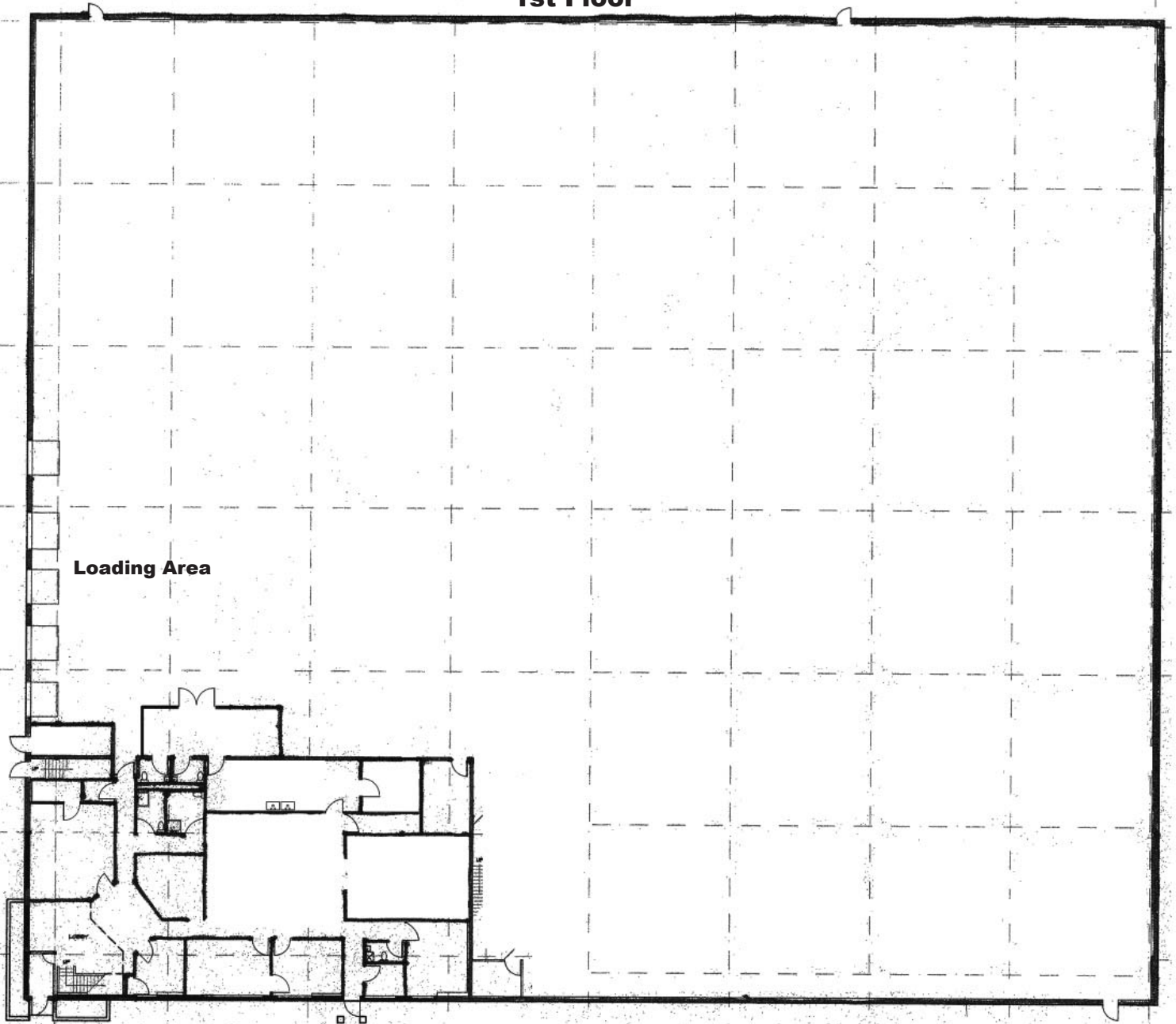


Loading Docks

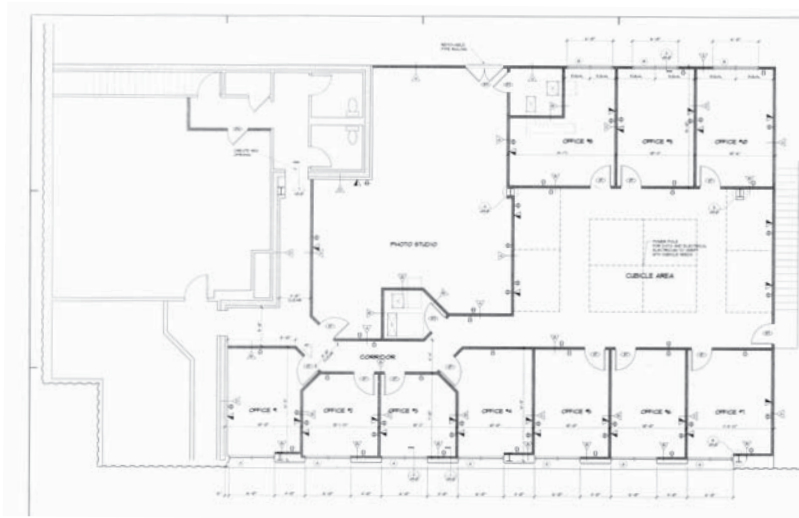
Total Space:	55,890 s.f. (+/-)
Available Space:	55,890 s.f. (+/-)
Type of Space:	Industrial/office
Office Space:	10,000 s.f. (+/-)
Built:	1988
Land:	5.3 acres
Ceiling Height:	23' 10" clear height
Loading Docks:	Five (5) 8'x10' tailboard docks with levelers One (1) 8'x8' on-grade rollup door
Sewer/Septic:	Septic system, sewer line is stubbed in front of the property
HVAC:	Ceiling hung gas heaters in warehouse, combination rooftop HVAC units over office
Roof:	Rubber membrane (original)
Restrooms:	Seven (7) restrooms
Power:	800 amps; 480 volts, 3 phase
Sprinklers:	Wet
Column Spacing:	33' x 29'
Zoning:	Industrial
Location:	Approximately 2.4 miles from I-93
Real Estate Taxes:	\$42,422 (FY '15)
Sale Price:	\$3,200,000



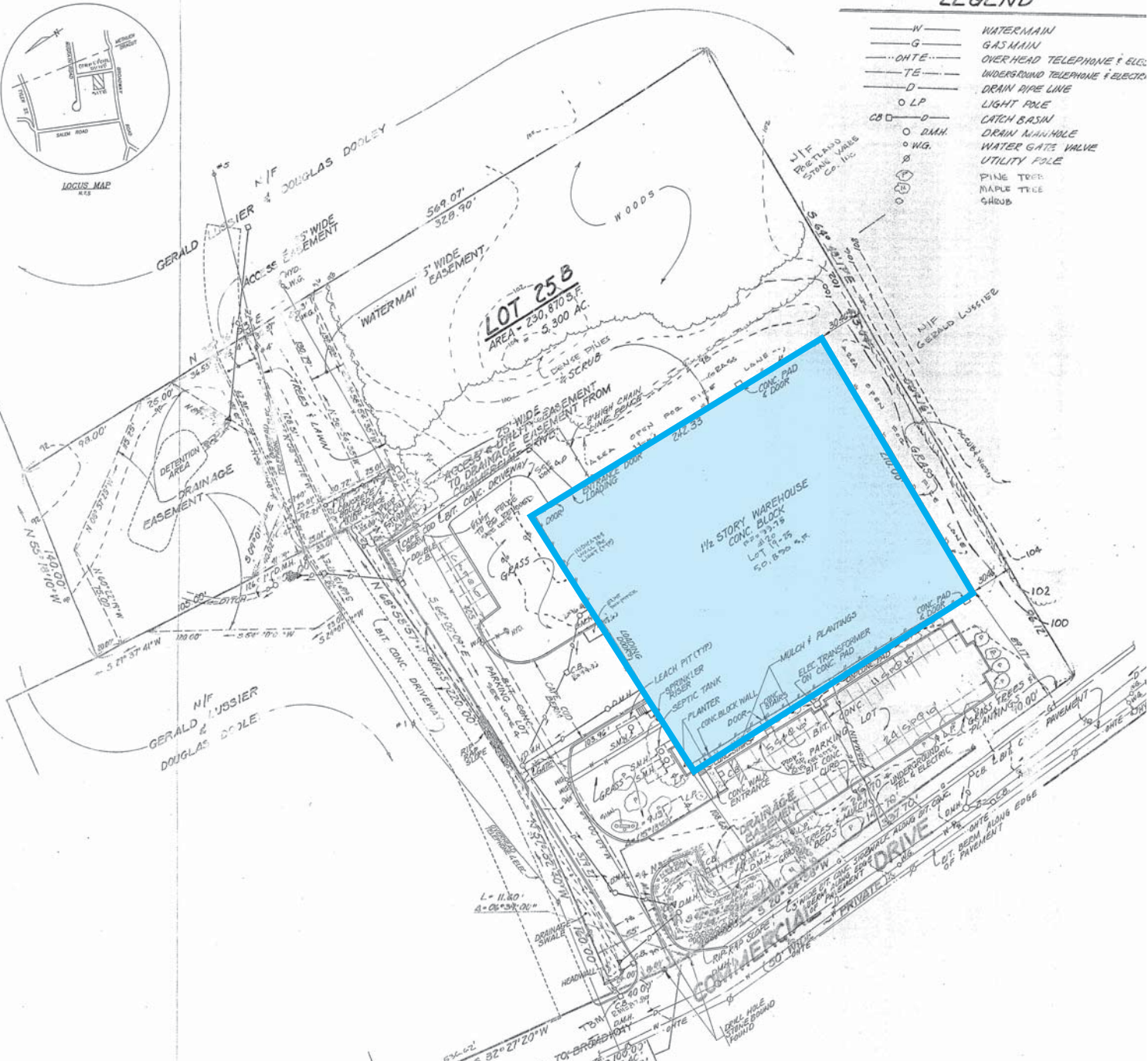
1st Floor

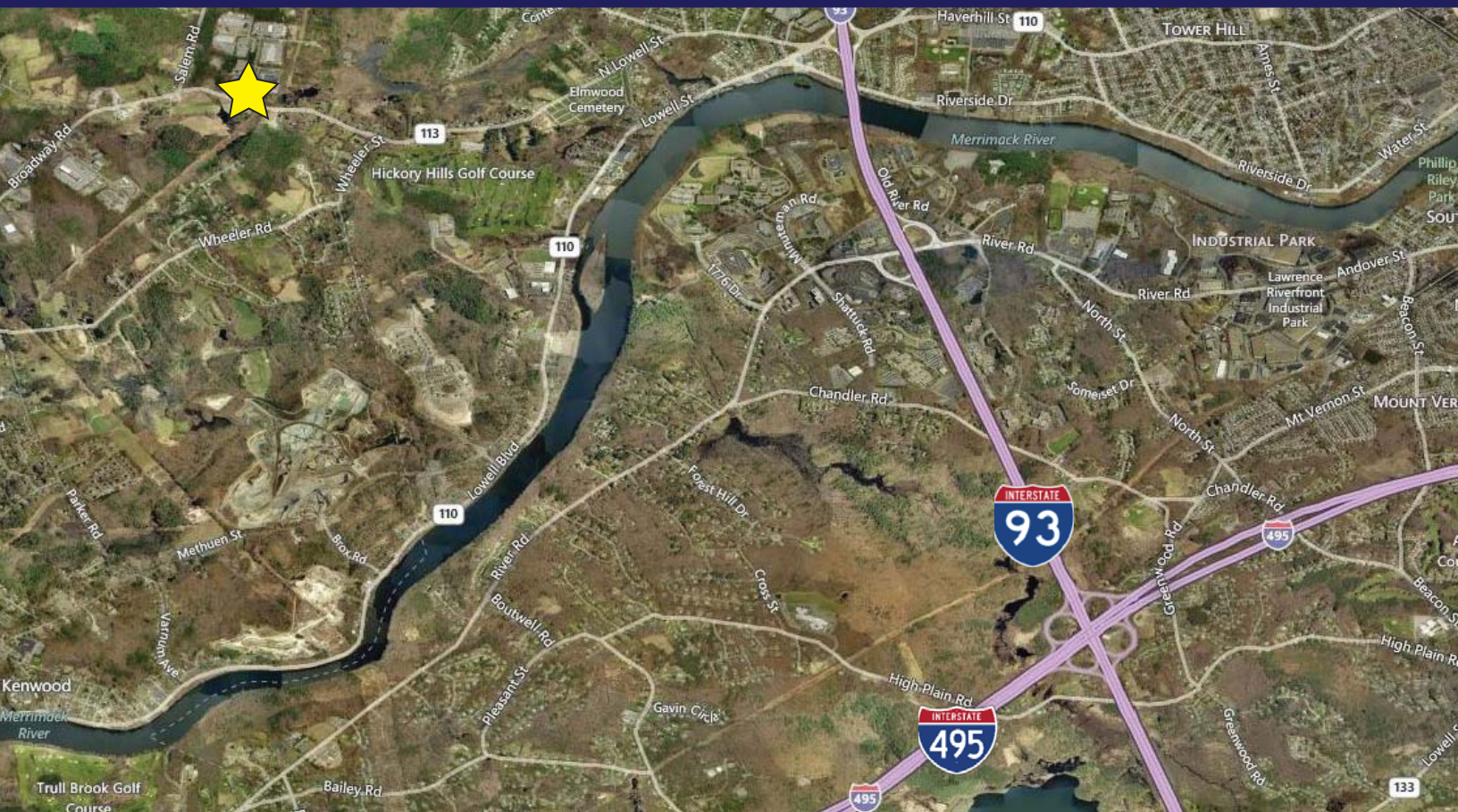


2nd Floor Office



Plot Plan





20 Commercial Drive:

- 2.4 miles to Route I-93
- 5 miles to I-495
- 15 miles to I-95

Corporate Neighbors Include:



MAJILITE

For more information regarding this project or to arrange a tour of the property please contact:

Micah Stubblebine 781.862.6168



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