## For Sale

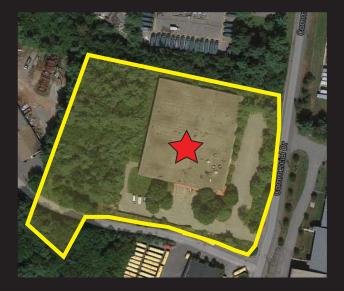
# 20 Commercial Drive, Dracut, MA

### 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.





The Stubblebine Company / One Cranberry Hill / Lexington, MA / P: 781-862-6168 / F: 781-862-6212 / www.stubblebinecompany.com



Off ce

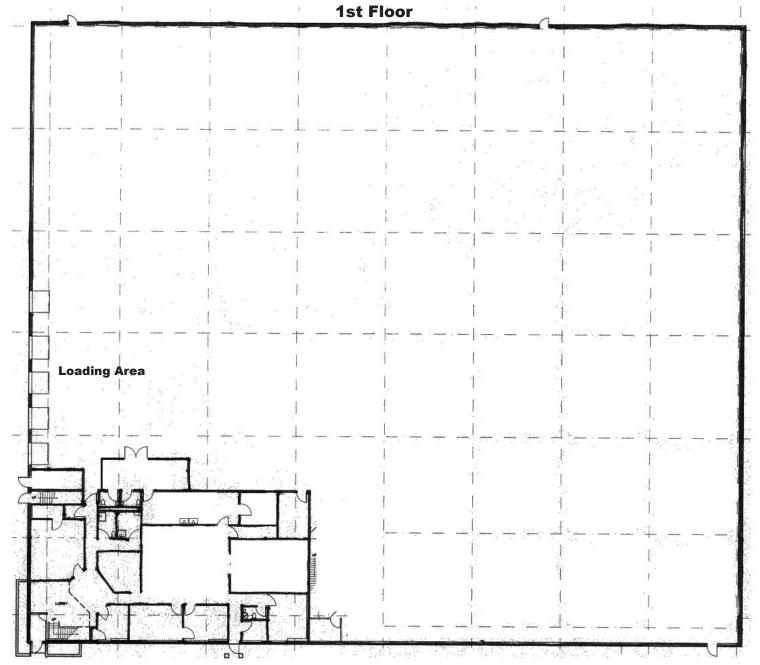
Warehouse

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



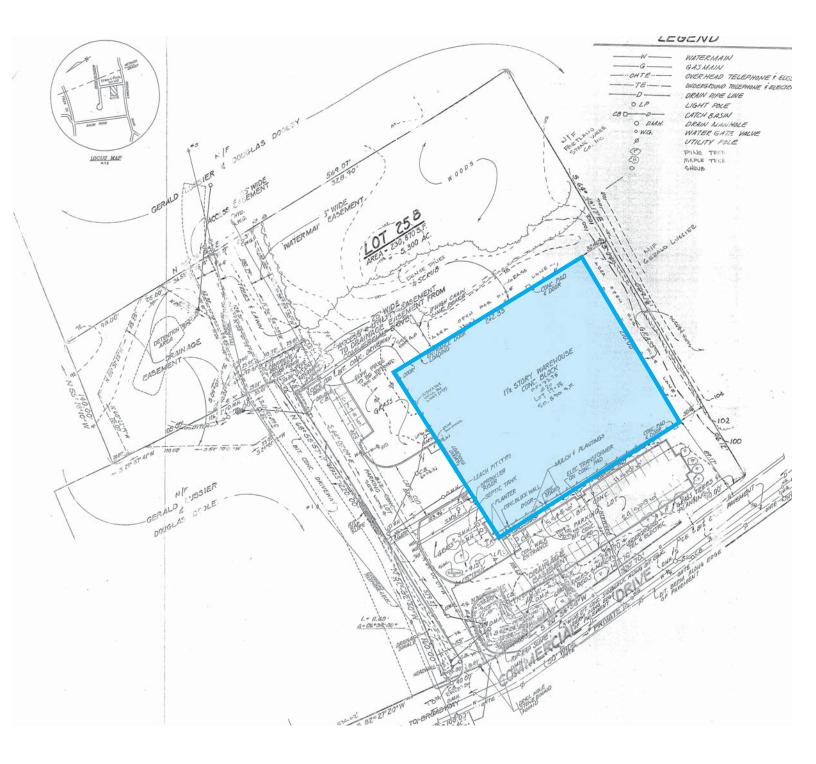
### Floor plan



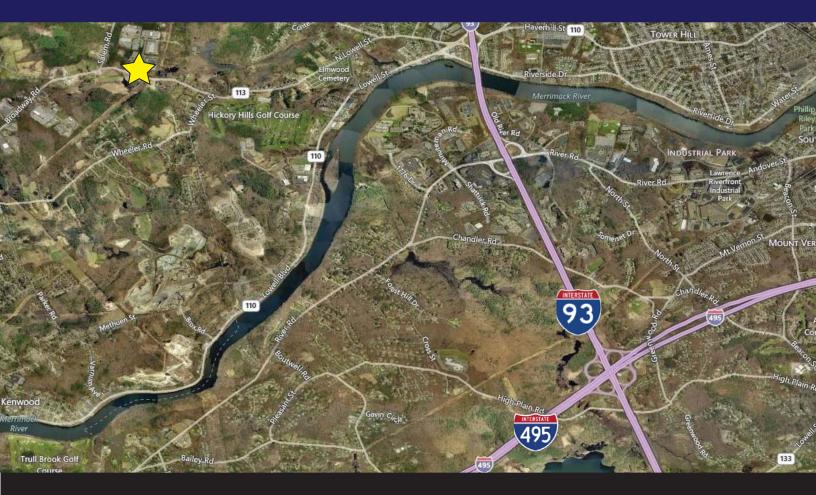




**Plot Plan** 



#### Location



#### 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



Exclusive Listing Agent: THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

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