

**FOR
SUBLEASE**

100 GRIFFIN BROOK DRIVE METHUEN, MA



19,370 SF WAREHOUSE/MANUFACTURING/ OFFICE SPACE

» As the exclusive agent, The Stubblebine Company is pleased to offer 100 Griffin Brook Drive, Methuen, MA for Sublease. Located in the 350,000 sf master-planned Griffin Brook Business Park, the available space offers a number of outstanding features:

- Three (3) tailboard docks & One (1) on-grade roll-up door
- 1.5 miles to I-93
- Numerous nearby amenities



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



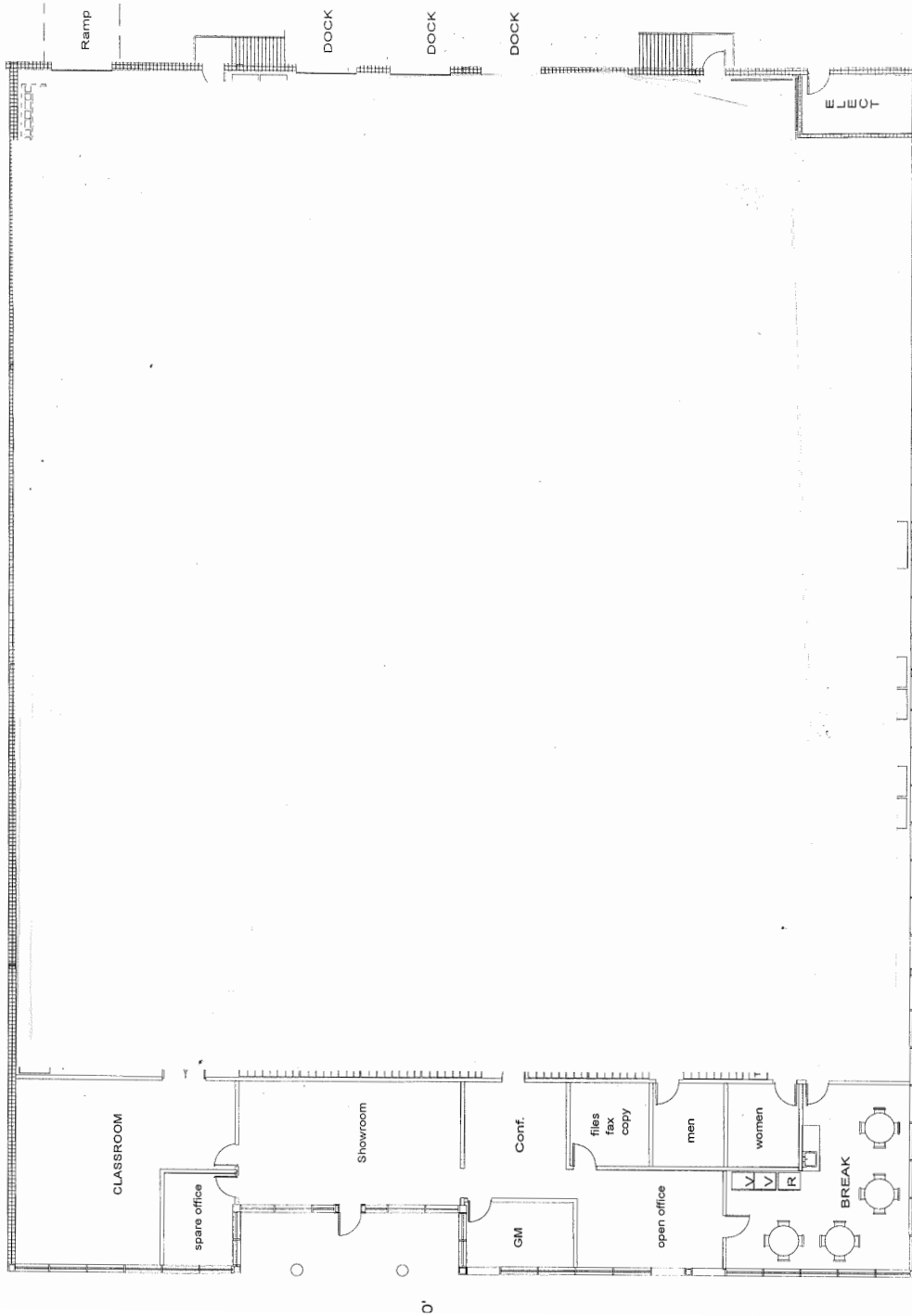
PROPERTY SPECIFICATIONS

BUILDING SIZE:	38,740 SF
AVAILABLE SPACE:	19,370 SF (INCLUDING +/- 3,000 SF OF OFFICE)
LAND AREA:	5.08 ACRES
SUB-LEASE TERM:	THROUGH SEPT. 2023
ZONING:	IL - LIMITED BUSINESS DISTRICT
CLEAR HEIGHT:	15' 6" CLEAR (WAREHOUSE)
LOADING:	THREE (3) 8'X8' TAILBOARD DOCKS ONE (1) 8'X10' ON-GRADE ROLL-UP DOOR
ELECTRIC:	600 AMPS, 208/120 V, THREE PHASE
LIGHTING:	T-8 HIGH-EFFICIENCY LIGHTS
YEAR BUILT:	1989
WATER AND SEWER:	TOWN
COMPRESSED AIR LINES:	YES
SPRINKLER:	WET SYSTEM
RENTAL RATE:	\$8.95 NNN



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FLOOR PLAN



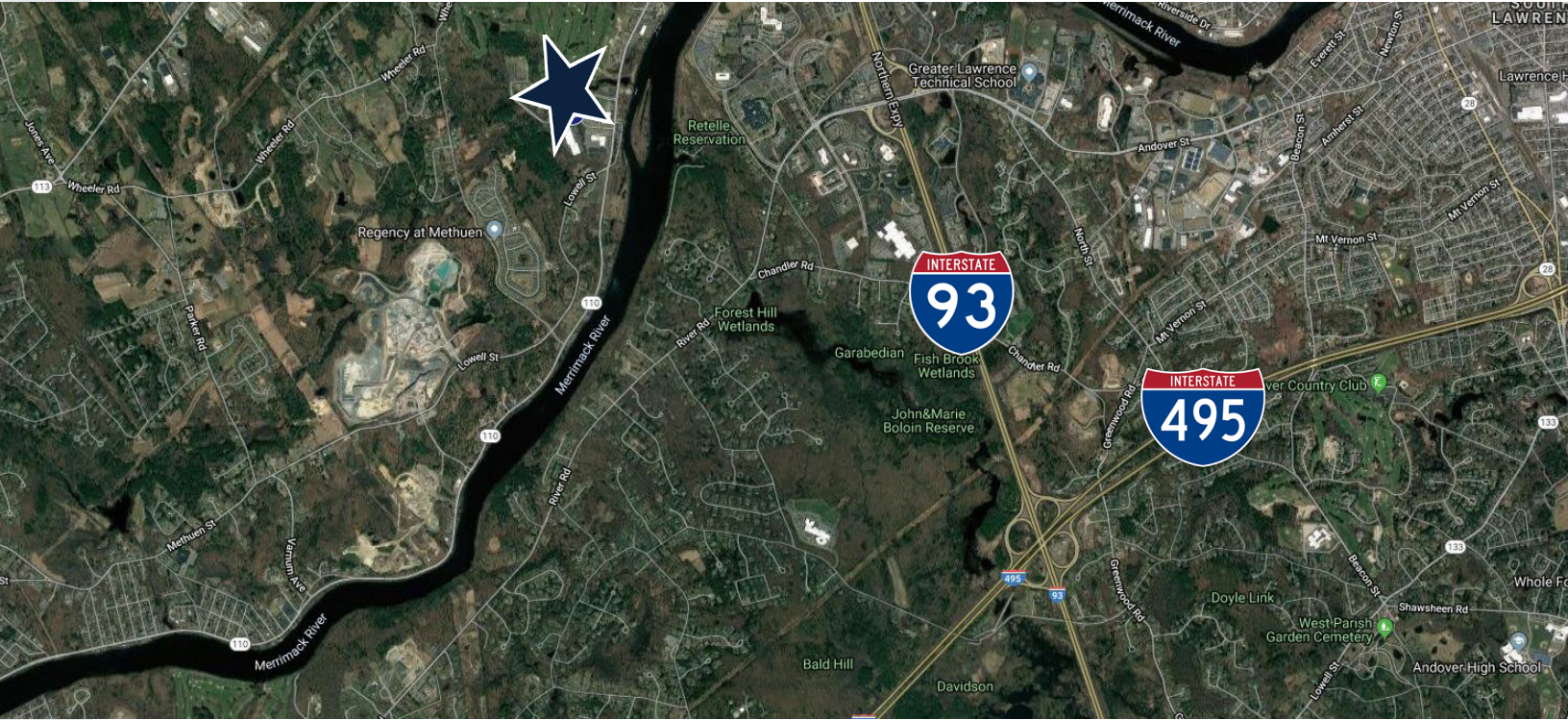
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PHOTOS



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LOCATION



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CONTACT:

MICAH STUBBLEBINE 978-265-8101

Distance To



1.5
miles



5.0
miles

BOSTON

28
miles