

**FOR  
SALE**

# 277 & 26B BAKER AVENUE CONCORD, MA



## 19,270 SF INDUSTRIAL BUILDING FOR SALE

» The Stubblebine Company is pleased to offer 277 & 26B Baker Avenue, Concord, MA to the marketplace for Sale.

### Salient Details Include:

- 2.05 Total Acres
- 18' Clear
- Tailboard Loading
- 1/2 Mile to Route 2



**EXCLUSIVE LISTING AGENT**  
**THE STUBBLEBINE COMPANY**  
**CORFAC INTERNATIONAL**

277 & 26B

Baker Avenue, Concord, MA



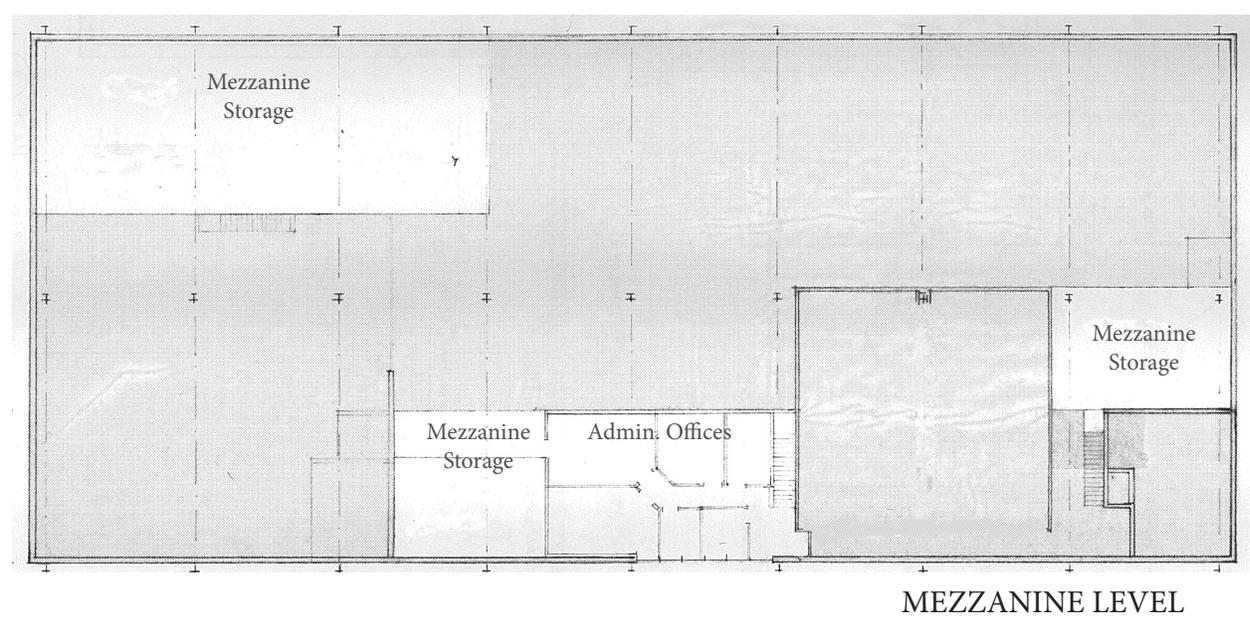
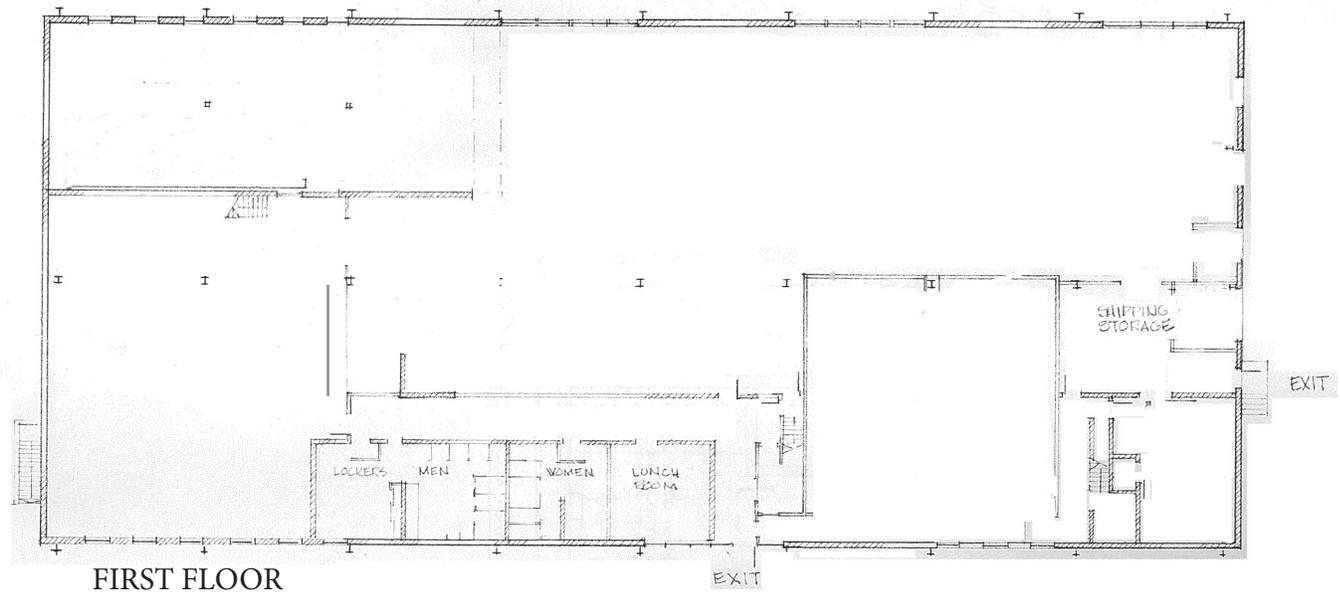
## PROPERTY SPECIFICATIONS

<b>LOCATION:</b>	277 & 26 B BAKER AVE., CONCORD, MA
<b>AGE:</b>	1958
<b>TOTAL LAND AREA:</b>	2.05 ACRES [COMPRISED OF 277 BAKER AVE. (1.12 ACRES) AND 26B BAKER AVE. (.93 ACRES)]
<b>BUILDING SIZE:</b>	19,270 SF COMPRISED OF: <ul style="list-style-type: none"><li>• 18,270 SF GROUND FLOOR</li><li>• 1,000 SF OF SECOND FLOOR OFFICE (ADDITIONAL MEZZANINE INCLUDES: 4,500 SF OF UNFINISHED MEZZANINE AND 2,000 SF OF MEZANINE STOCKROOM)</li></ul>
<b>OFFICE:</b>	2,500 SF (APPROXIMATELY)
<b>PARKING:</b>	50 SPACES
<b>CONSTRUCTION:</b>	STEEL FRAME W/ CONCRETE BLOCK WALLS
<b>ZONING:</b>	INDUSTRIAL PARK A (IPA)
<b>CEILING HEIGHT:</b>	18' CLEAR IN WAREHOUSE
<b>SEPTIC:</b>	PRIVATE
<b>BAY COLUMN SPACING:</b>	25' X 45'
<b>HEATING:</b>	HYDRONIC SYSTEM WITH BLOWERS IN WAREHOUSE, FINNED TUBE BASE BOARD IN FIRST FLOOR OFFICE SPACE, HEAT EXCHANGER WITH AIR DUCTS IN 2ND FLOOR OFFICE
<b>ROOF:</b>	MODIFIED BITUMEN
<b>ELECTRIC:</b>	3-100 KVA TRANSFORMERS 1200 AMP, 120/208 VOLT, 3-PHASE
<b>SPRINKLERS:</b>	WET SYSTEM
<b>LOADING:</b>	TWO (2) LOADING DOCKS; ONE TAILBOARD HEIGHT AND ONE 2 1/2' HIGH
<b>RE TAXES:</b>	\$27,626.51
<b>PRICE:</b>	\$2,250,000



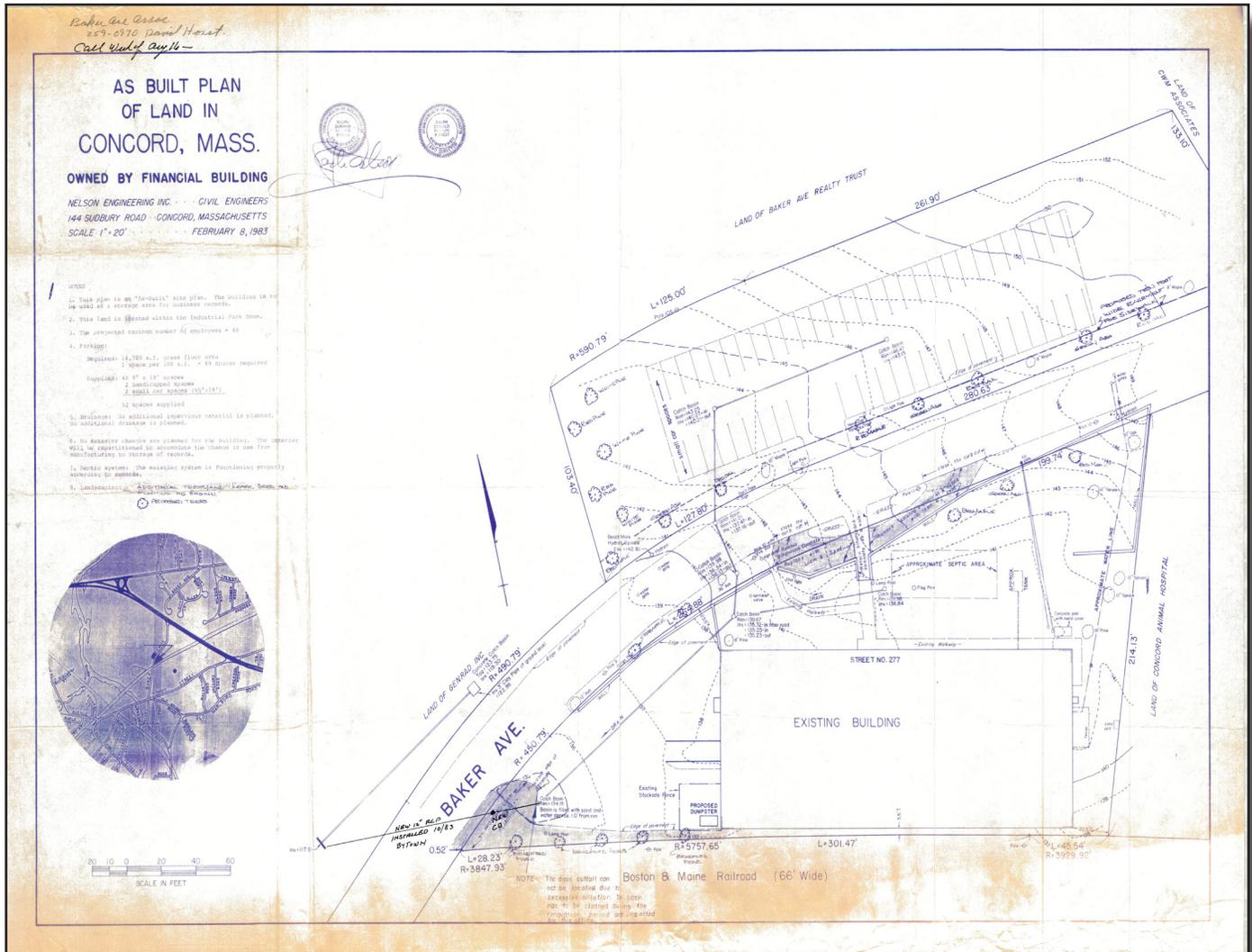
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**FLOOR PLAN**



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SITE PLAN



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PHOTOS

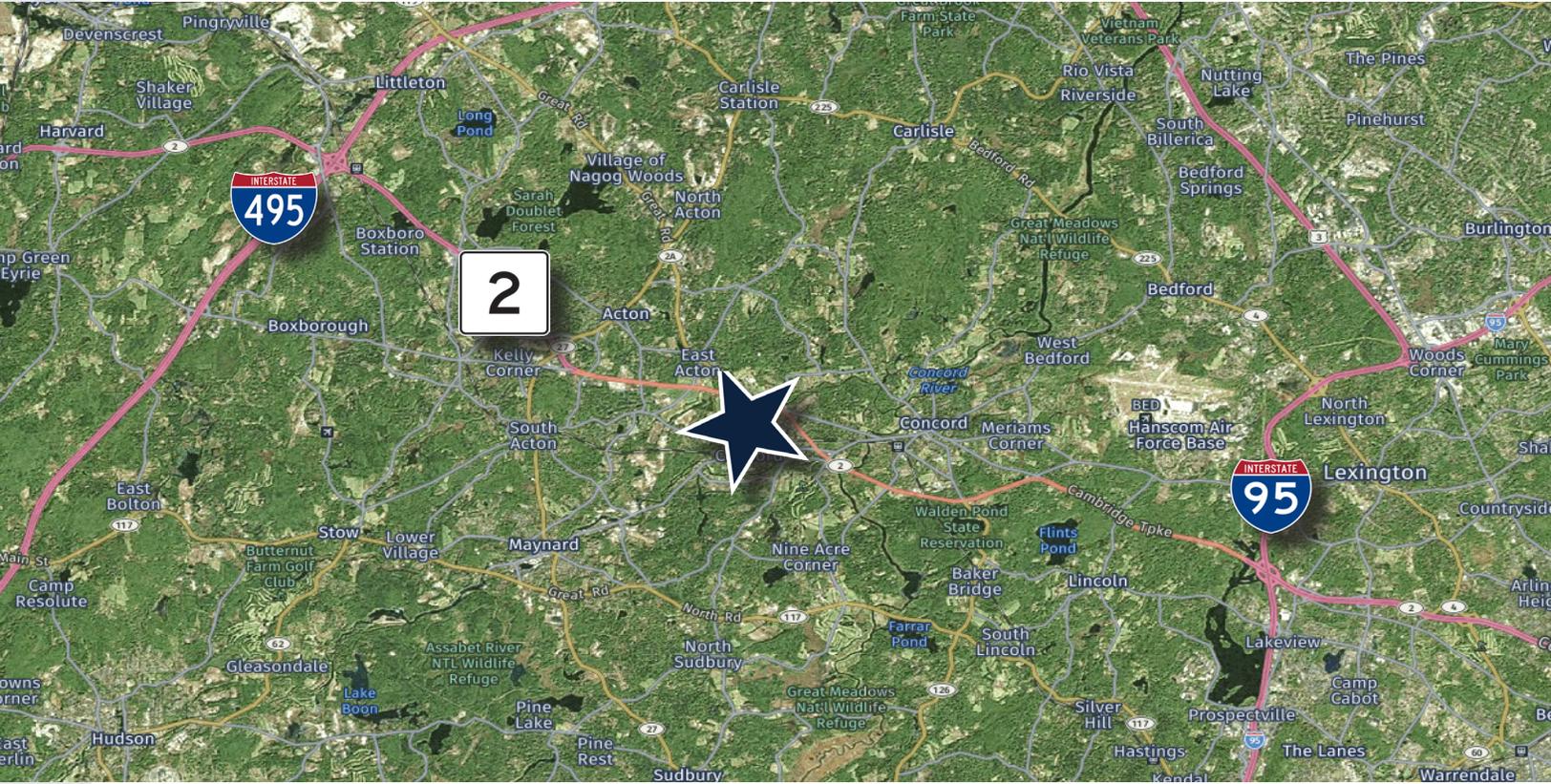


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## LOCATION



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## CONTACT:

**MICAH STUBBLEBINE 978-265-8101**

## Distance To

**2**

**.5**  
miles

**95**

**8**  
miles

**495**

**8**  
miles