

11 BRENT DRIVE

HUDSON, MA



16,695 SF

WAREHOUSE OR
MANUFACTURING FACILITY
AVAILABLE FOR LEASE

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EXCLUSIVE OFFERING
 THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,695 SF AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 2 TAILBOARD AND 1 DRIVE IN LOADING DOCK
- 21' CLEAR HEIGHT
- LOCATED ON ROUTE 62 AND I-495
- INDUSTRIAL WAREHOUSE FOR MANUFACTURING OR OFF-SITE STORAGE

PROPERTY SPECIFICATIONS

BUILDING SIZE	35,000 SF
AVAILABLE SPACE	16,695 SF TOTAL 2,200 SF UPSTAIRS OFFICE
YEAR BUILT	1976
LOADING	TWO (2) TAILBOARDS ONE (1) DRIVE-IN
HEAT	NATURAL GAS
SPRINKLER	WET SYSTEM
POWER	1,600 AMPS; 277/480 V
CEILING HEIGHT	21' CLEAR
SEWER	SEPTIC, INSTALLED 2014
TAXES	\$1.37 PSF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	951	35,883	112,139
TOTAL POPULATION	2,461	90,069	295,990
AVERAGE HH INCOME	\$102,455	\$98,443	\$111,813

FLOOR PLAN



ADDITIONAL PHOTOS



LOCATION MAPS

