

34 FOREST STREET

ATTLEBORO, MA



183,300 SF

TWO STORY INDUSTRIAL
BUILDING ON 5 ACRES FOR
SALE

- Former headquarters of Texas Instruments
- Offering includes adjacent 3.27 acre parking lot
- Ideal location and visibility

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

LOCATED 1.5 MILES FROM EXIT 5 OFF I-95 AND 10 MINUTES FROM BOTH I-495 AND I-295. 45 MINUTES FROM BOSTON AND 25 MINUTES TO PROVIDENCE

PROPERTY HIGHLIGHTS

- SHELL CONDITION ALLOWS FOR EXPEDITED RE-PURPOSING
- LANDMARK LOCATION AT PREMIER BUSINESS PARK
- AMPLE PAVED LAND FOR PARKING

OFFERING SUMMARY

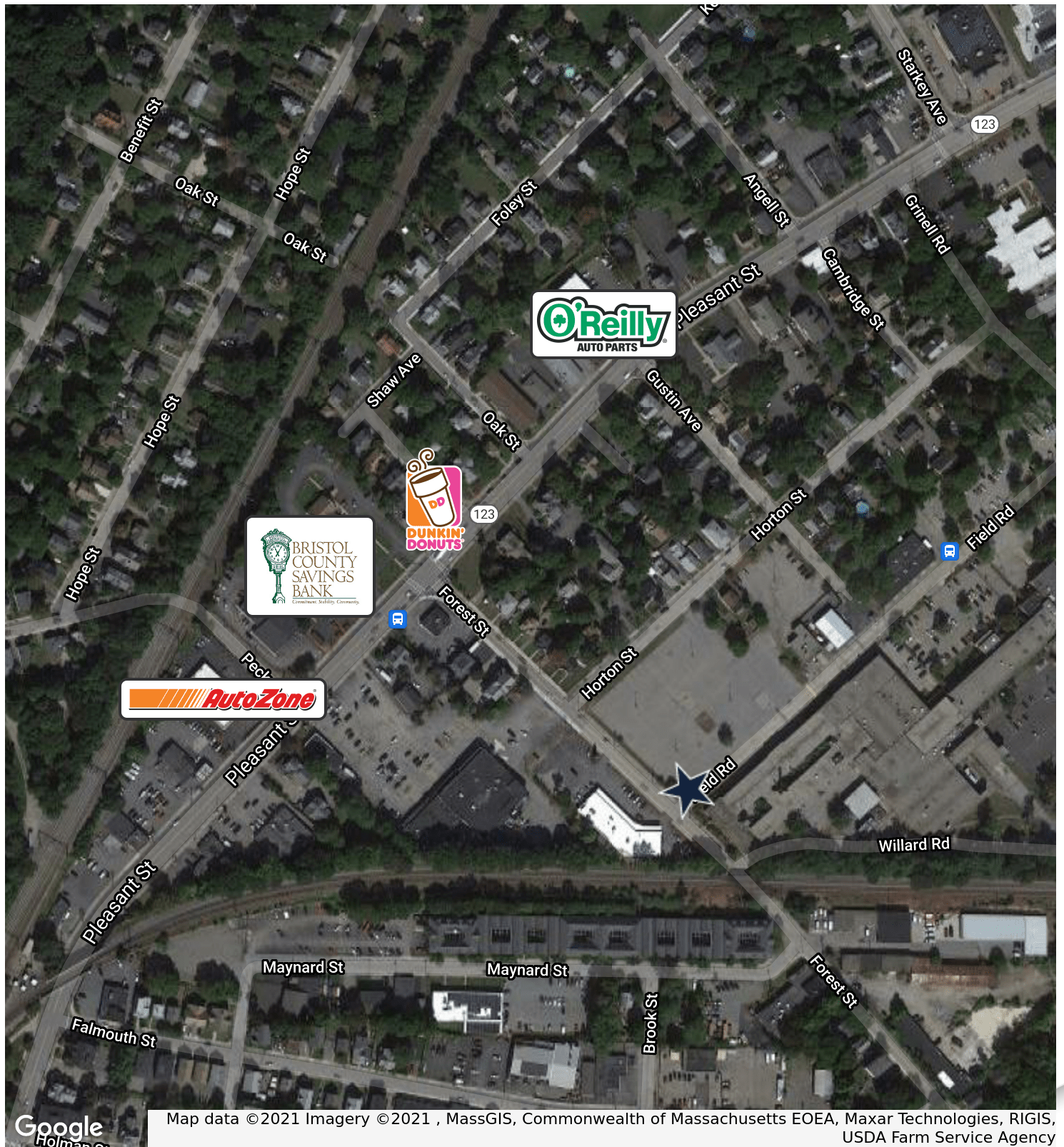
SALE PRICE:	MARKET
BUILDING SIZE:	183,300 SF
CEILING HEIGHT:	10'8"-18'
COLUMN SPACING:	19' WIDTH
LOADING:	TWO (2) LOADING DOCKS ONE (1) DRIVE IN DOOR
LAND:	LOT A: 5 AC LOT A-1: 3.27 AC
ZONING	COMMERCIAL/INDUSTRIAL
UTILITIES	CITY WATER AND SEWER EVERSOURCE

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,783	32,317	140,953
TOTAL POPULATION	9,627	86,974	375,025
AVERAGE HH INCOME	\$60,885	\$85,274	\$79,002

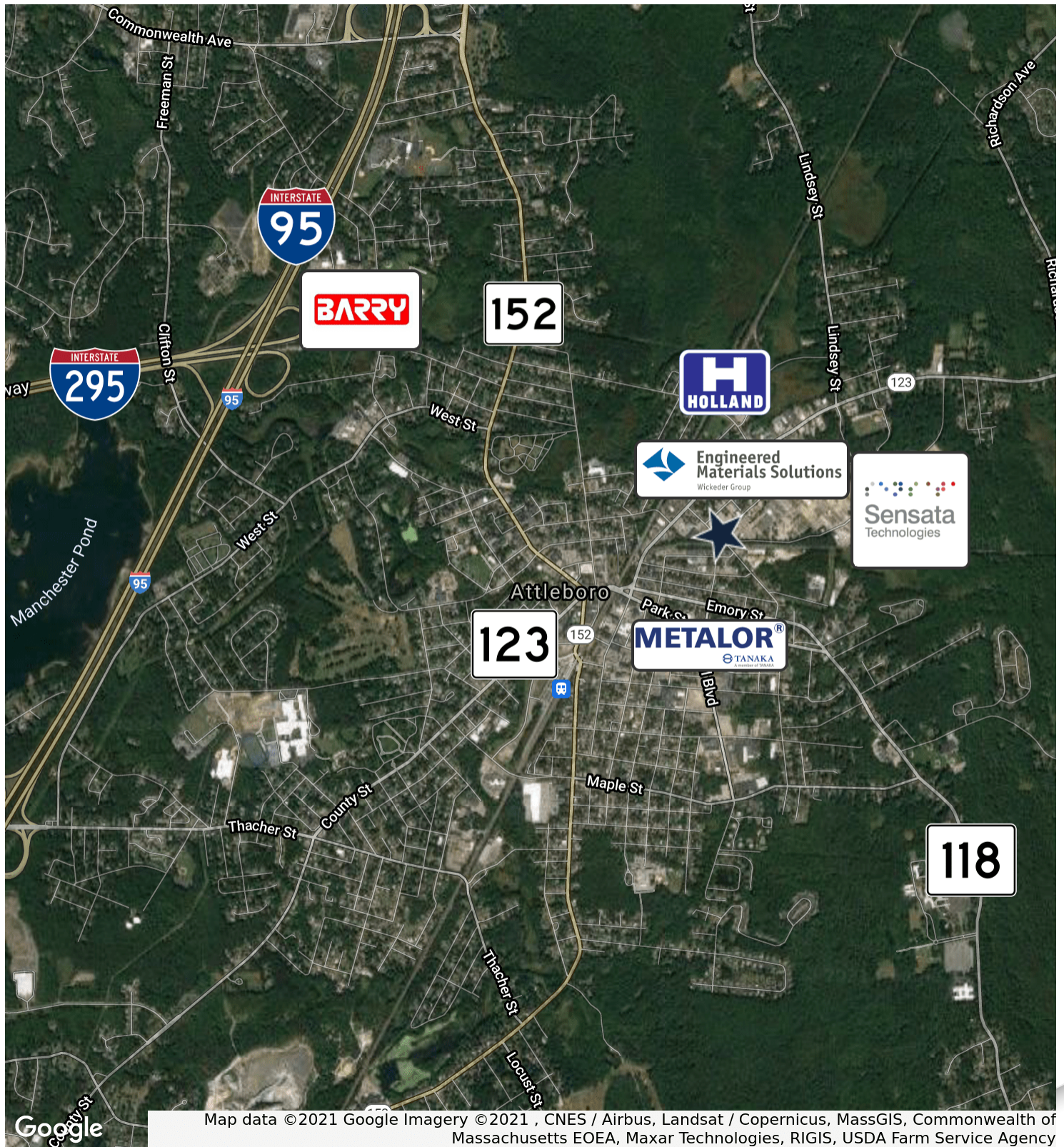
ADDITIONAL PHOTOS



LOCATION MAP



LOCATION MAP



34 FOREST STREET

ATTLEBORO, MA



CONTACT:

AARON SMITH

978.654.0432

ASMITH@STUBBLEBINECOMPANY.COM

DAVID STUBBLEBINE

617.592.3391

DAVID@STUBBLEBINECOMPANY.COM

JAMES STUBBLEBINE

617.592.3388

JAMES@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL