

40 INDUSTRIAL DRIVE

EAST BRIDGEWATER, MA



75,000 SF

MODERN HIGH BAY
WAREHOUSE BUILDING
AVAILABLE FOR SALE

- 16' - 25'9" CLEAR HEIGHT
- ON 6.83 ACRES
- EXISTING SOLAR INCOME: \$30,000/YR

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

MODERN HIGH-BAY WAREHOUSE BUILDING: 75,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- EXISTING SOLAR INCOME: \$30,000/YR
- 16' - 25'9" CLEAR HEIGHT
- SITUATED ON A LARGE PAVED LOT
- BUILT IN 1999

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	728	28,408	128,188
TOTAL POPULATION	2,120	79,264	361,015
AVERAGE HH INCOME	\$87,469	\$85,017	\$81,832

PROPERTY SPECIFICATIONS

BUILDING SIZE	75,000 SF
AVAILABLE SPACE	75,000 SF INCLUDING 4,000 SF OFFICE
LAND	6.83 ACRES
SEWER	ON-SITE SEPTIC SYSTEM
POWER	600 AMP / 480 SVC
ZONING	INDUSTRIAL
LOADING	13 DOCKS AND 1 DRIVE-IN DOOR
FLOORS	6-8" REINFORCED CONCRETE
UTILITIES	TOWN WATER
HVAC	NATURAL GAS HEAT - WAREHOUSE AC - OFFICE
COLUMN	60' X 24'
PARKING	100+
SALE PRICE	\$5.2M OR \$69 PSF

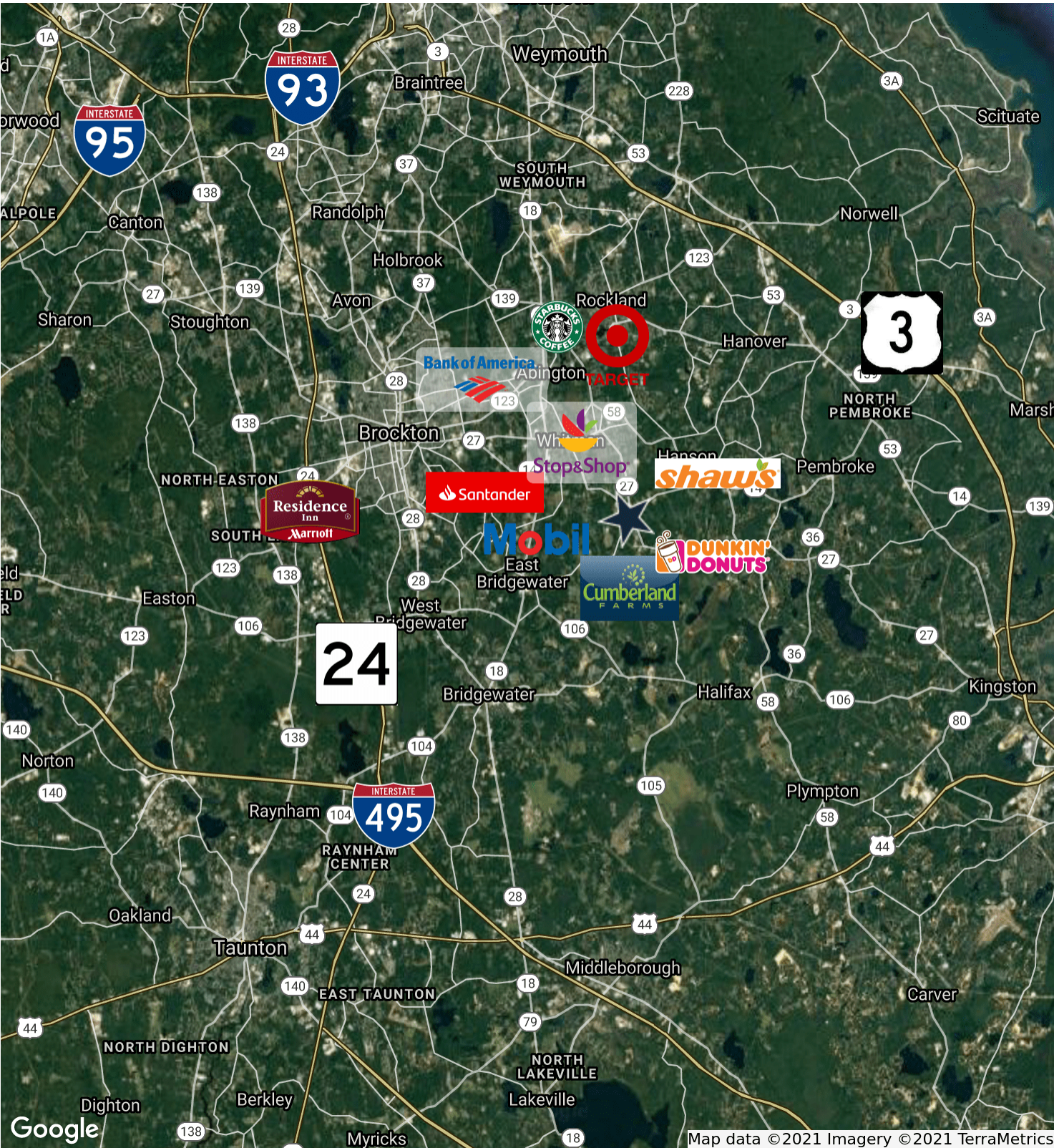


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THE STUBBLEBINE COMPANY
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STUBBLEBINECOMPANY.COM

LOCATION MAPS



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EAST BRIDGEWATER, MA



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