

# 64 BANNER ROAD

BERLIN, MA



## 10,000 SF

WAREHOUSE OR FLEX SPACE  
AVAILABLE: HIGH-BAY  
WAREHOUSE AT I-495 / 290  
WITH 30+ PARKING SPACES  
AVAILABLE



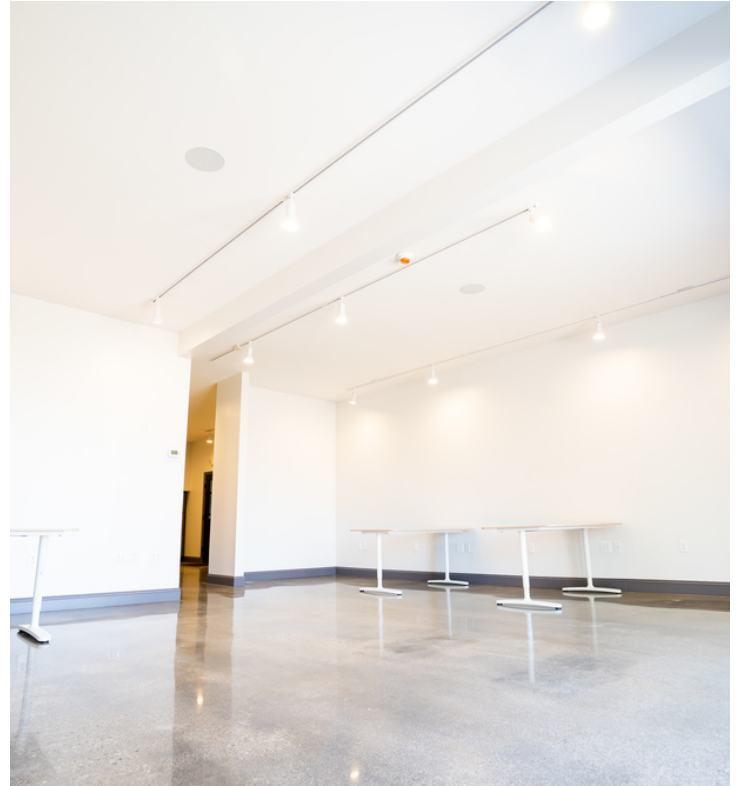
EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

10,000 SF Warehouse or Flex Space Available: High-bay warehouse at 495 / 290 with 30+ parking spaces available

### PROPERTY HIGHLIGHTS

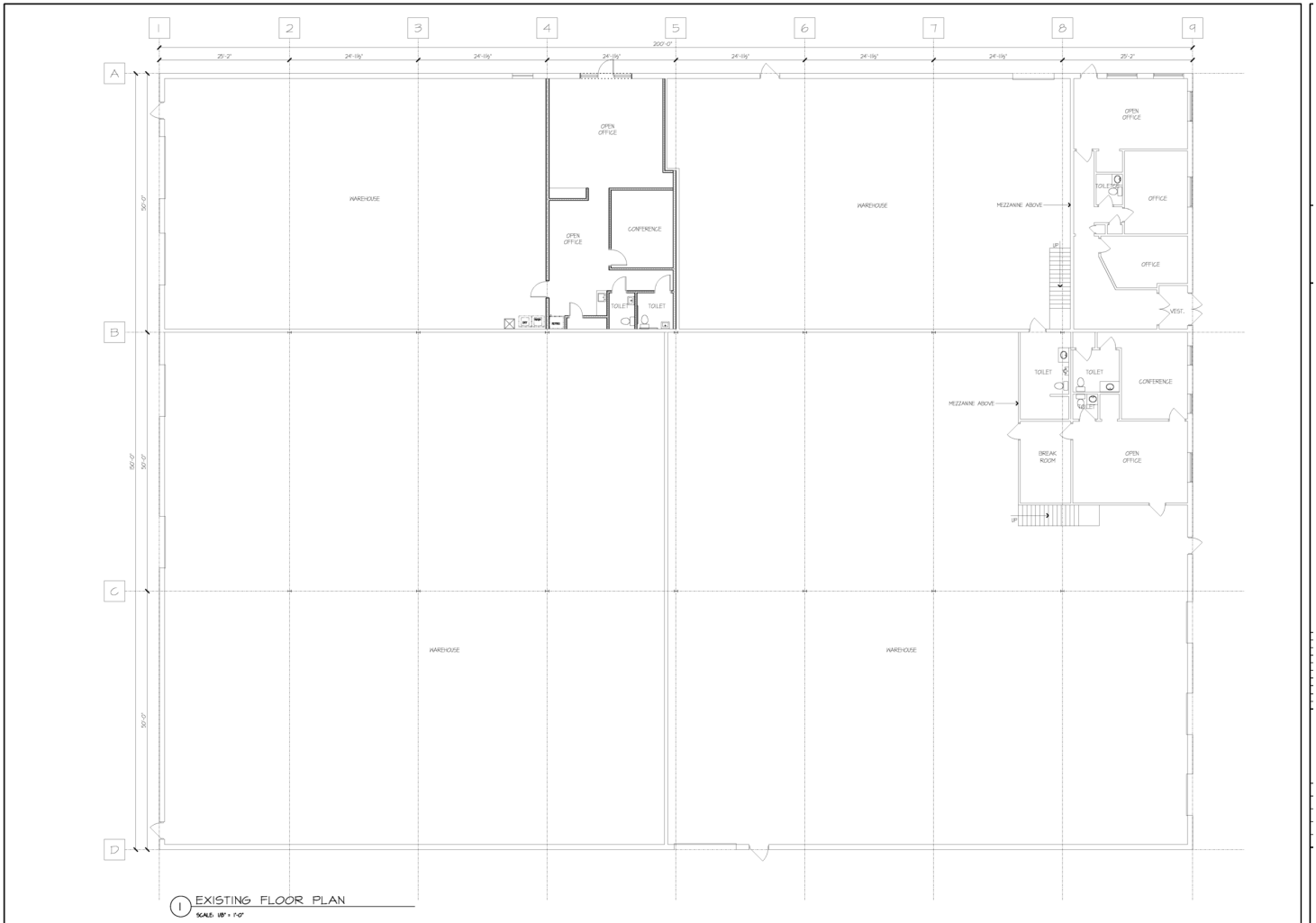
- Located at the intersection of 290 and 495
- Adjacent to Solomon Pond Mall
- Parking ratio of 3/1000
- 18' Clear Height
- Heavy Power
- Well water, Septic

### OFFERING SUMMARY

BUILDING SIZE:	30,000 SF
AVAILABLE SF:	10,000 SF
LOT SIZE:	5.17 Acres
LEASE RATE:	MARKET RATE

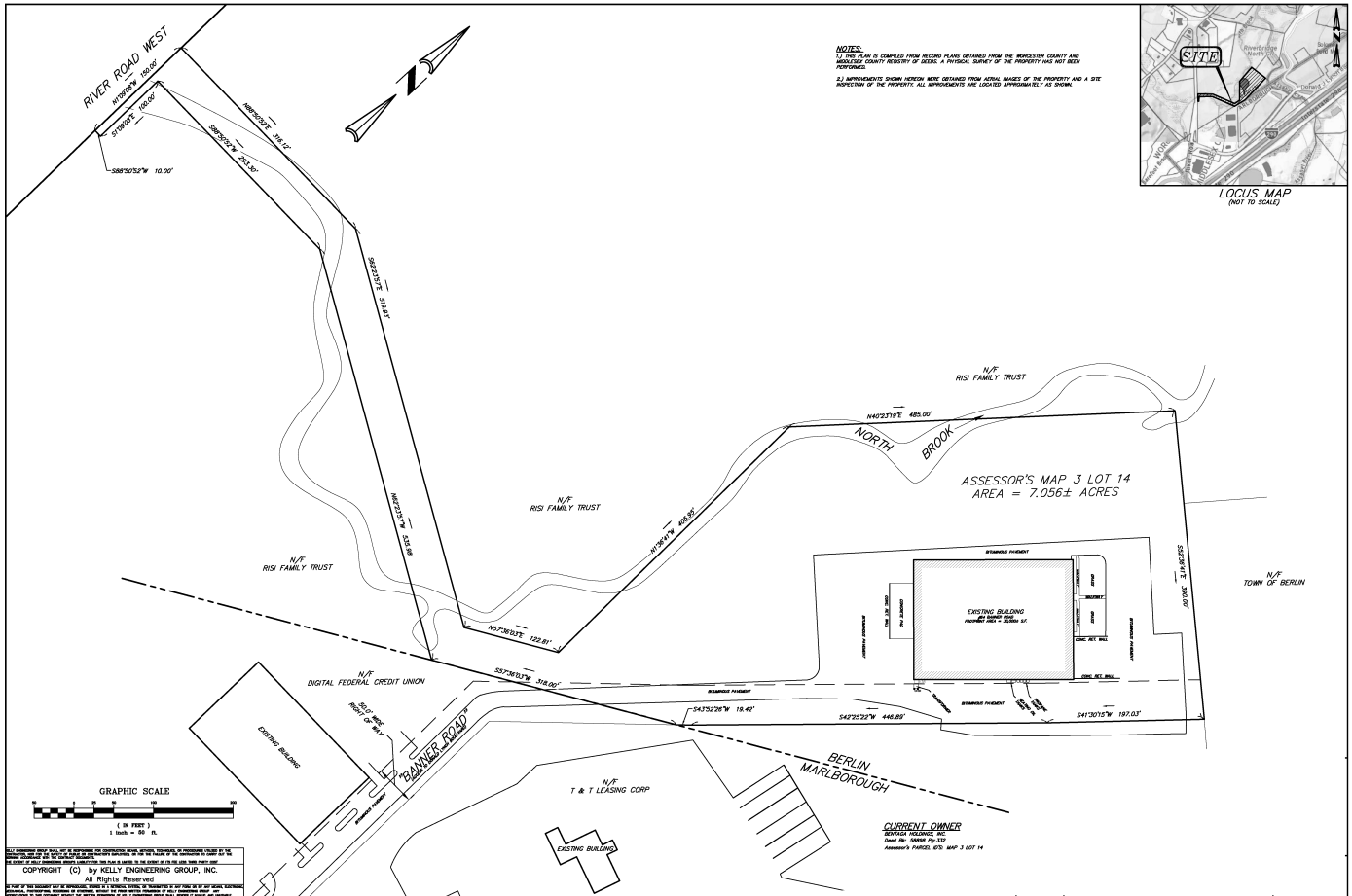
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	520	25,252	90,486
TOTAL POPULATION	1,408	64,983	239,284
AVERAGE HH INCOME	\$121,523	\$100,800	\$106,329

# FLOOR PLANS





# SITE PLAN





# LOCATION MAPS





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