

312 MAIN STREET

HUDSON, MA



60,610 SF

86% LEASED ASSET LOCATED
CLOSE TO ROUTE 495 FOR
SALE

- EXPANSION AND RETAIL RE-POSITIONING OPPORTUNITY
- LOCATED CONVENIENTLY AT A LIGHTED INTERSECTION

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

60,610 SF 86% LEASED ASSET LOCATED CLOSE TO ROUTE 495 FOR SALE

PROPERTY HIGHLIGHTS

- EXPANSION AND RETAIL RE-POSITIONING OPPORTUNITY
- LOCATED CONVENIENTLY AT A LIGHTED INTERSECTION
- OCCUPANCY: 86%

PROPERTY SPECIFICATIONS

BUILDING SIZE	60,610 SF
LAND AREA	4.23 ACRES
ZONING	INDUSTRIAL
YEAR BUILT	1940
CEILING HEIGHT	14'-25' CLEAR
CONSTRUCTION	MASONRY
LOADING	FIVE (5) LOADING DOCKS THREE (3) DRIVE-IN DOCKS
WATER/SEWER	TOWN
HEAT	NATURAL GAS
SPRINKLER	FULLY SPRINKLERED
CRANE	FOUR (4) 3 TO 5 TON CRANES
PARKING	145 SURFACE SPACES
POWER	HEAVY POWER
TAXES	\$1.20/SF (2018)

OFFERING SUMMARY

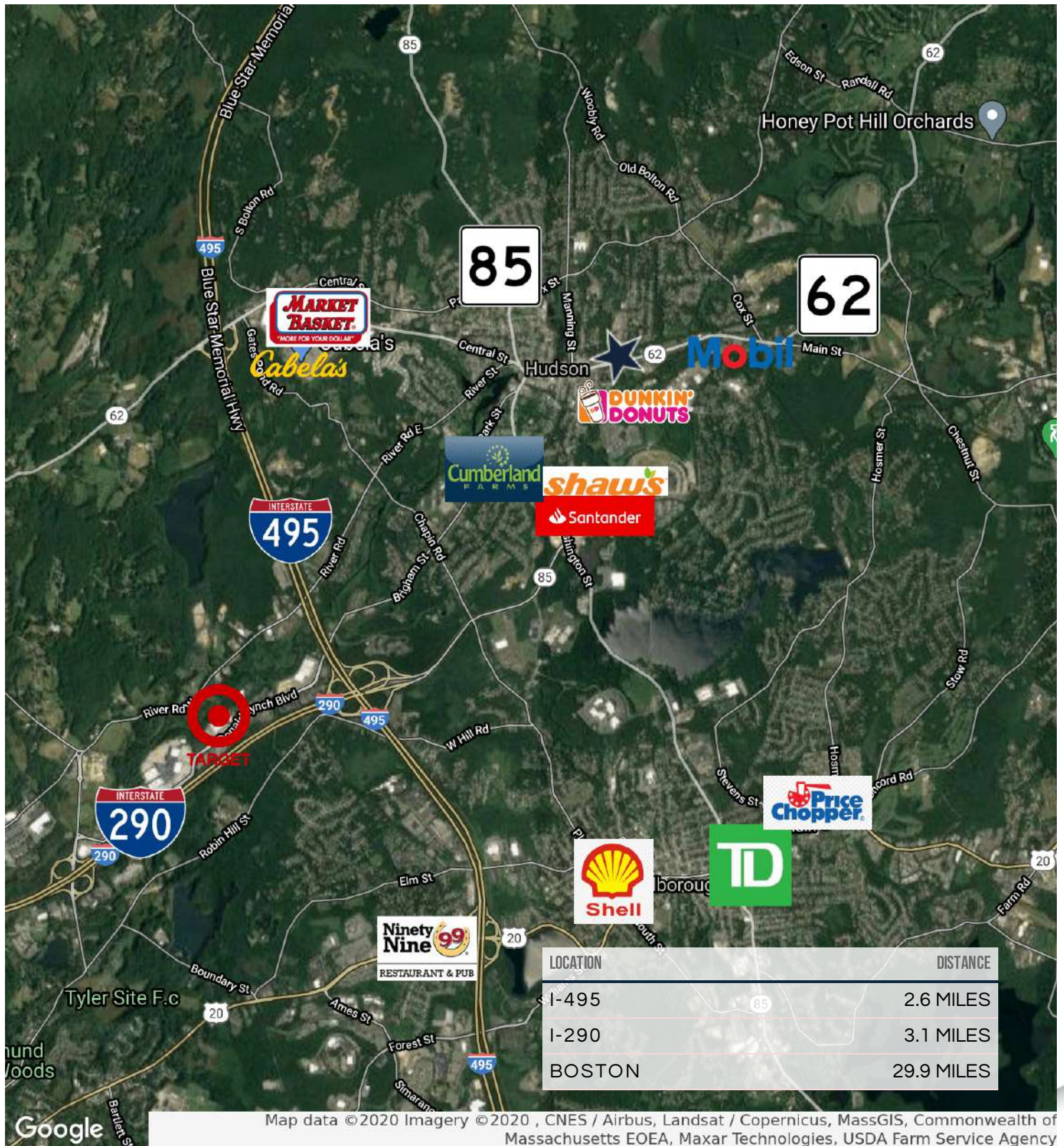
SALES PRICE	\$3,750,000
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,765	15,924	32,554
TOTAL POPULATION	6,847	39,753	80,857
AVERAGE HH INCOME	\$79,628	\$90,978	\$92,981

RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
TENANT A	5,900	09/01/08	12/31/22	\$42,000	9.73	\$7.12
TENANT A (ADD'TNL SPACE)	684	09/01/08	12/31/22	\$6,000	1.13	\$8.77
TENANT B	4,800	05/01/17	07/31/22	\$63,600	7.92	\$13.25
TENANT C	3,000	10/01/06		\$27,000	4.95	\$9.00
TENANT D	8,192	07/01/16	06/30/21	\$69,300	13.52	\$8.46
TENANT E	2,000	06/01/08	05/31/21	\$24,000	3.3	\$12.00
TENANT E (ADD'TNL SPACE)	4,100	04/01/16	03/31/21	\$41,004	6.76	\$10.00
TENANT F	13,823	06/02/08	06/30/22	\$78,324	22.81	\$5.67
TENANT G	4,219	11/01/03	10/31/23	\$46,409	6.96	\$11.00
TENANT G (EXPANSION)	1,560	09/15/15	10/31/23	\$7,020	2.57	\$4.50
TENANT H	1,600	07/01/18	TAW	\$13,200	2.64	\$8.25
TENANT I	2,050	10/02/19	10/01/21	\$17,700	3.38	\$8.63
VACANT	8,682			\$0	14.32	\$0.00
TOTALS/AVERAGES	60,610			\$435,557		\$7.19

LOCATION MAPS



312 MAIN STREET

HUDSON, MA



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