



285 CIRCUIT STREET

HANOVER, MA

8,000 SF | HIGH QUALITY INDUSTRIAL SPACE FOR LEASE

- No Columns
- Three (3) Loading Docks
- Convenient South Shore Location
- 20' Clear Ceiling Height



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

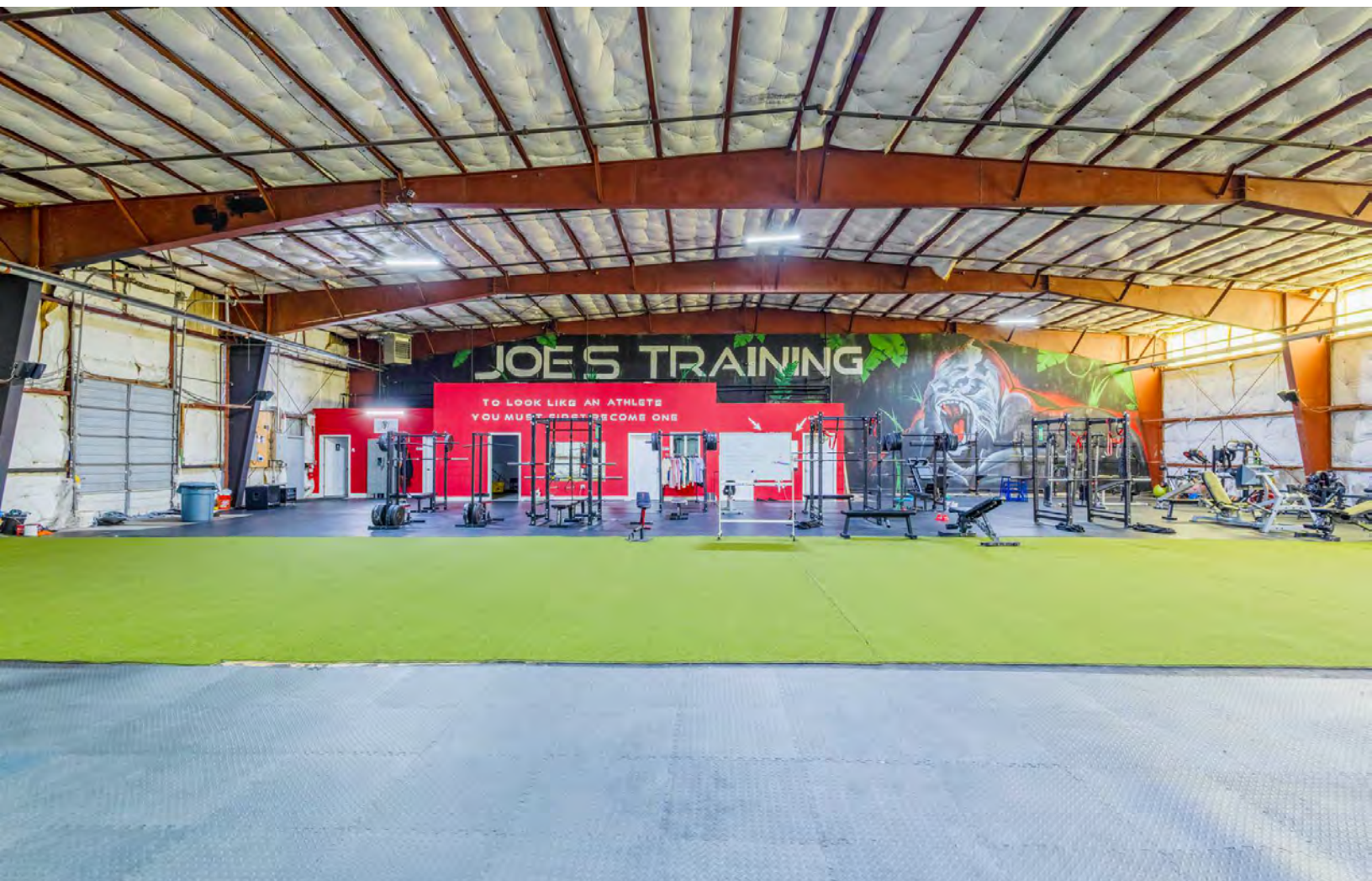


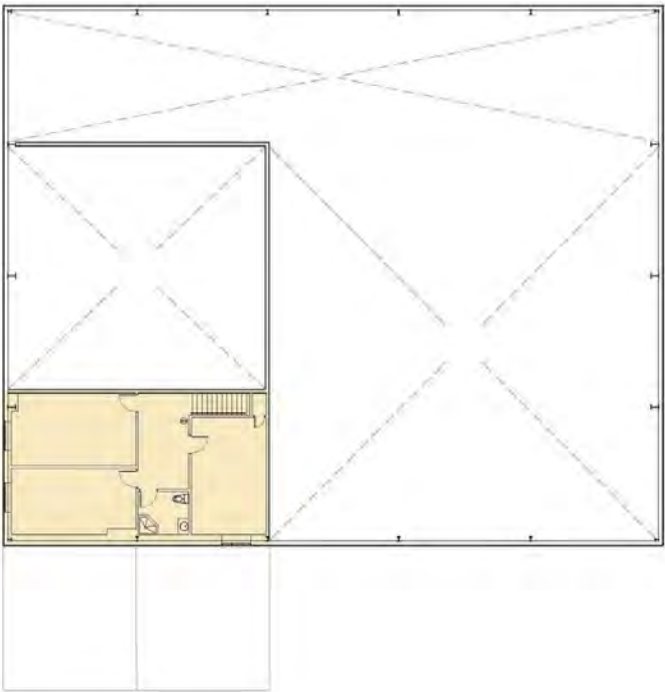
PROPERTY DESCRIPTION
8,000 SF HIGH QUALITY INDUSTRIAL SPACE FOR LEASE

- PROPERTY HIGHLIGHTS
- No Columns
 - Three (3) Loading Docks
 - 20' Clear Ceiling Height
 - Convenient South Shore Location

| PROPERTY SPECIFICATIONS | |
|-------------------------|---------------------|
| Building Size: | 91,377 SF |
| Available Space: | 8,000 SF |
| Lot Size: | 5.91 Acres |
| Loading: | Three (3) Tailboard |
| Ceiling Height: | 20' Clear |
| Power: | 400 Amps |
| Columns: | Clear Span |
| Water/Sewer: | Town/Septic |
| Heat: | Gas |
| Sprinkler: | Wet |
| Zoning: | Industrial |
| Lease Rate: | \$12.50/yr (NNN) |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 12,862 | 32,910 | 160,503 |
| Total Population | 35,389 | 88,274 | 427,812 |
| Average HH Income | \$171,489 | \$168,633 | \$147,842 |





2 MEZZANINE LEVEL
SCALE: NTS



1 GROUND LEVEL
SCALE: NTS

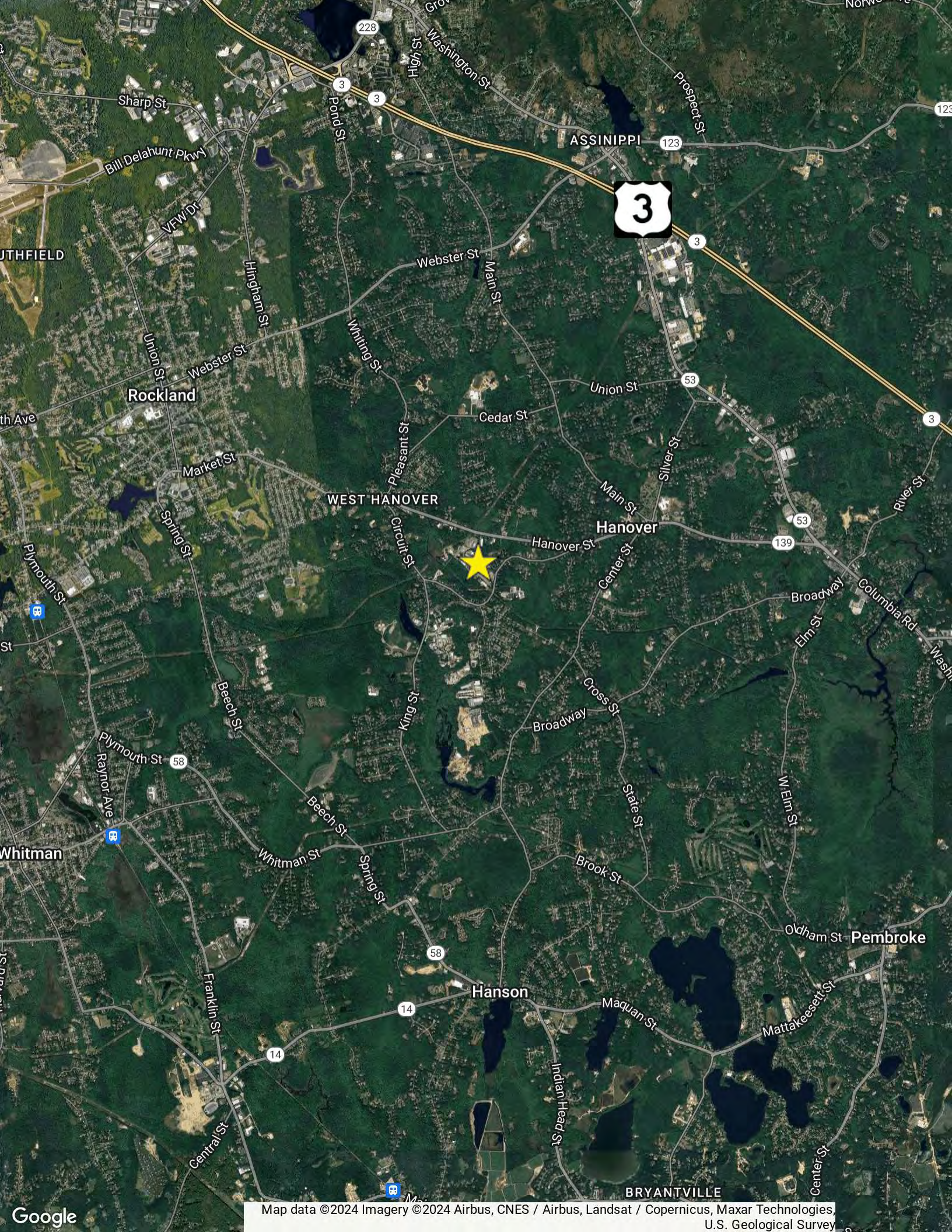
LEGEND

- EXISTING PARTITION
- EXISTING DOOR
- NE K9 ATHLETE
- ADJACENT TENANT

NOTE:
ALL FURNITURE AND
WORKSTATIONS
PROVIDED BY TENANT

0' 2' 5' 10' 20'

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