35 DANIELS ST

FOR SALE | 238,000 SF MANUFACTURING BUILDING ON 3.6 ACRES

DAVID STUBBLEBINE JAMES STUBBLEBINE ALAN RINGUETTE

617.592.3391 617.592.3388 978.265.8112 david@stubblebinecompany.com james@stubblebinecompany.com alan@stubblebinecompany.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

238,000 SF Manufacturing Building on 3.6 Acres

PROPERTY HIGHLIGHTS

- New Roof Installed in 2014
- Located 2.5 Miles from Route 2, and 9.5 Miles from I-190

ADAPTIVE INDUSTRIAL ZONING

Adaptive Industrial (AI) Zoning District allows a property owner to elect to have the property governed by the provisions of the Industrial (I) District which shall be deemed the default zoning in the event the owner decides to not utilize the provisions of AI.

OFFERING SUMMARY

BUILDING SIZE:	238,000 SF
LOT SIZE:	3.6 AC
LOADING:	4 EXTERIOR DOCKS
PARKING:	25 SPACES
ZONING:	ADAPTIVE INDUSTRIAL (AI)
HEAT:	GAS
SALE PRICE:	\$2,450,000

ZONING ALLOWS: (WITH SPECIAL PERMIT)

- Multi-family Development
- Educational Uses
- Nursing Home
- Hotel/Inn/Motel
- Medical Office
- Manufacturing (Light & Heavy)
- Wholesale, Warehouse, Distribution
- Self-Storage
- Marijuana

ADDITIONAL PHOTOS



.

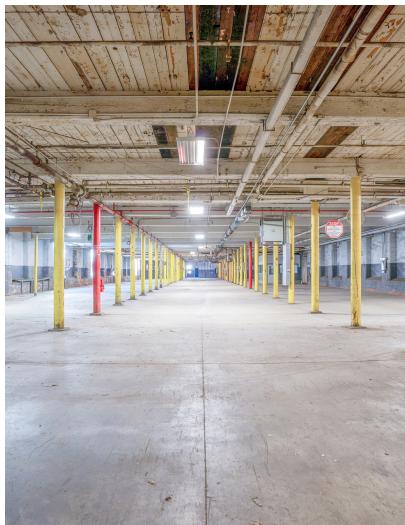
III

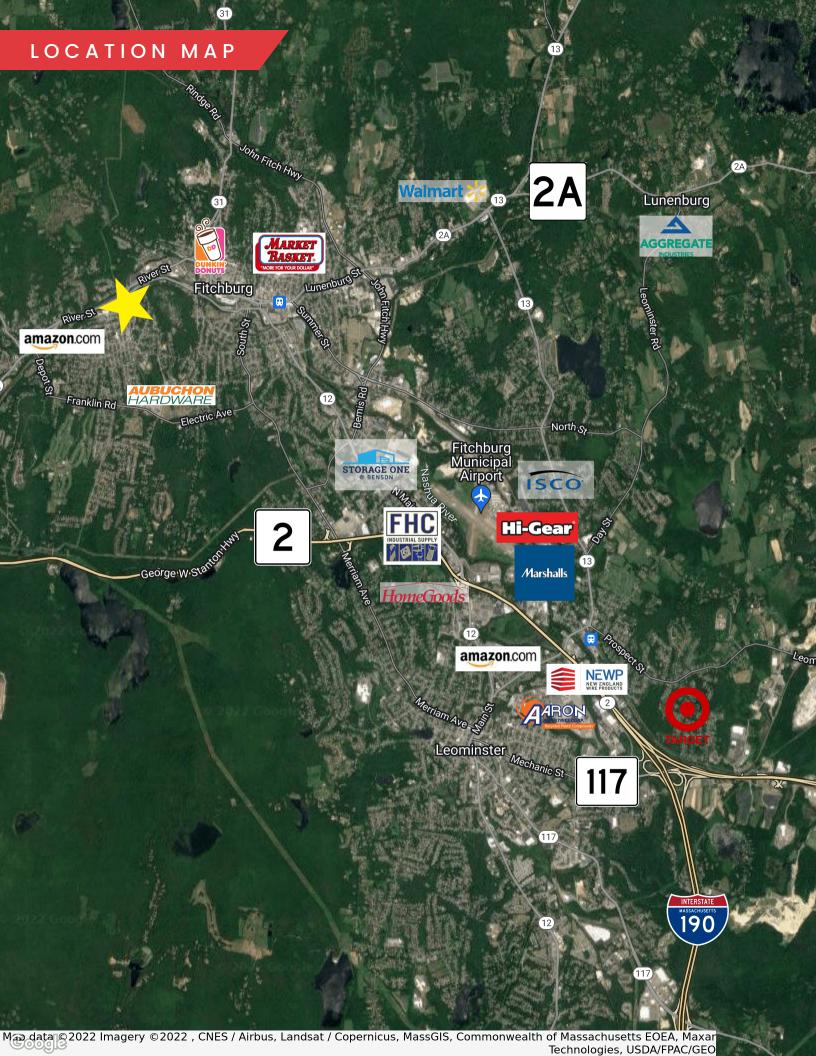
IFF- VIEWIER

100









35 DANIELS ST

FOR SALE | 238,000 SF MANUFACTURING BUILDING ON 3.6 ACRES

DAVID STUBBLEBINE 617.592.3391 david@stubblebinecompany.com JAMES STUBBLEBINE 617.592.3388 james@stubblebinecompany.com ALAN RINGUETTE 978.265.8112 alan@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



CORFAC INTERNATIONAL