



# 1000 MOUNT LAUREL CIRCLE

## SHIRLEY, MA

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FOR SALE OR LEASE | 7,700 SF INDUSTRIAL/OFFICE CONDO

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# PROPERTY SUMMARY



## PROPERTY SPECIFICATIONS

BUILDING SIZE:	31,000 SF
AVAILABLE END UNIT:	7,700 SF
WAREHOUSE:	4,800 SF
OFFICE:	2,900 SF
ZONING:	Industrial
LOADING:	Two (2) Drive-in Doors
CEILING HEIGHT:	24' under bar joist
COLUMN SPACING:	24' x 30'
ROOF:	Rubber (2021)
CONSTRUCTION:	Block, brick, & steel
POWER:	Two (2) 200 amp services; 208 volts
SEWER:	Septic (sewer tie-in available)
SPRINKLER:	Wet system
UTILITIES:	Town water

## OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$7.95 SF/yr (NNN)

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	1,640	3,244
Total Population	5,524	10,771
Average HH Income	\$102,464	\$113,830

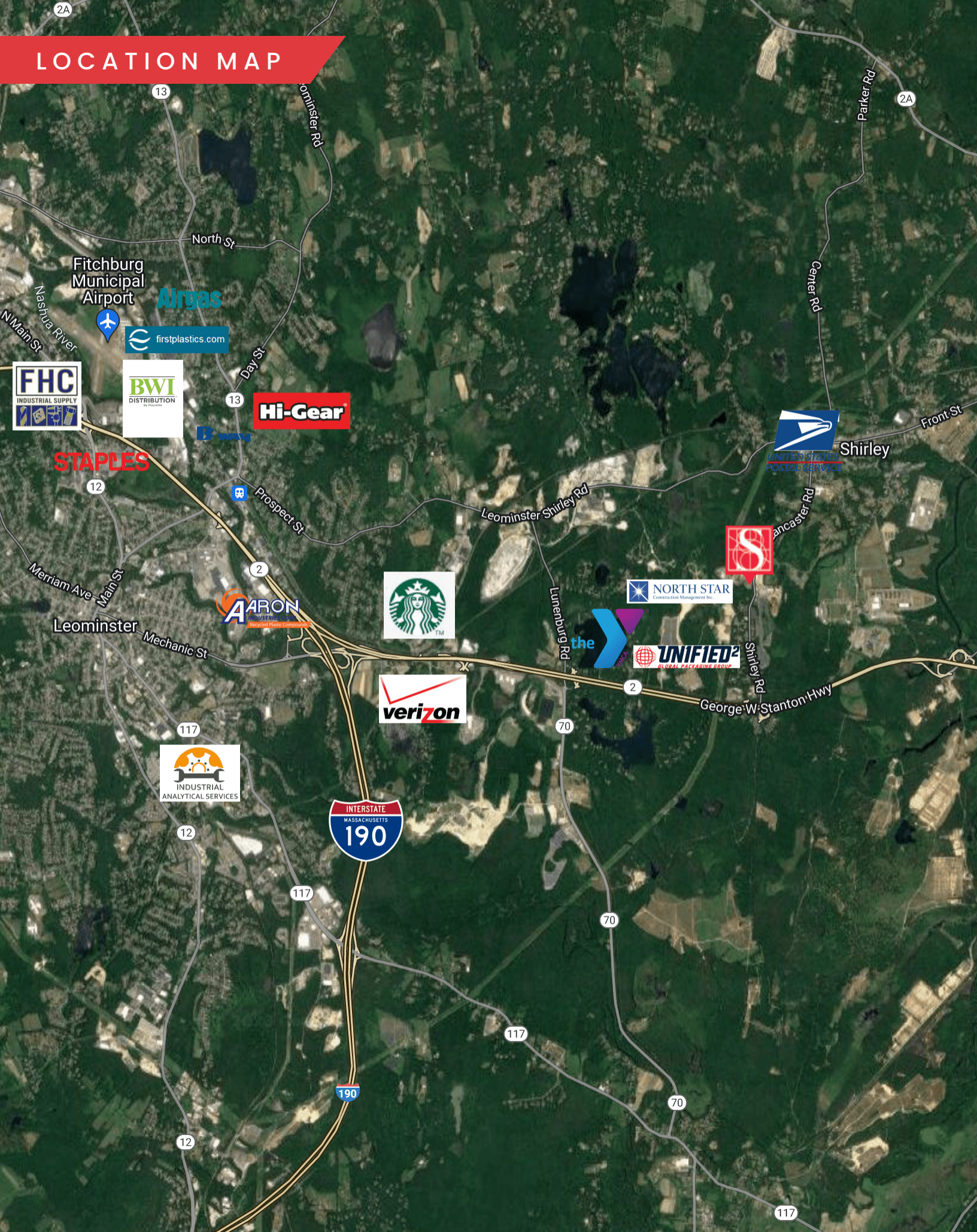
# ADDITIONAL PHOTOS



# INTERIOR PHOTOS



# LOCATION MAP



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