16 CARLETON DRIVE

GEORGETOWN, MA

56,841 SF | **AVAILABLE FOR LEASE**

- NO COLUMNS IN CERTAIN SECTIONS
- SUBDIVISION TO 15,000 SF
- 2 BRIDGE CRANES: FIVE (5) AND TEN (10) TONS
- LOCATED JUST OFF ROUTE 95
- LARGE OUTDOOR STORAGE AREA: 14.6 TOTAL ACRES

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

56,841 SF OF INDUSTRIAL SPACE FOR LEASE

OFFERING SUMMARY

Building Size:	83,000 SF
Available SF:	5,450-56,841 SF
Lot Size:	14.6 Acres
Flat Dry Acreage:	4 Acres
Lease Rate:	Market

AVAILABLE SPACES

1st Floor Office:	2,500 SF
2nd Floor Office:	5,450 SF
Warehouse Space:	48,891 SF

PROPERTY SPECIFICATION

Zoning:	Industrial
Fire Protection:	Sprinkler/Fire Alarm System
HVAC:	Office: HVAC throughout production area: natural gas - unit heaters
Cranes:	Two (2) bridge cranes (5 and 10 ton)
Power:	1,000 amps/480v
Clear Height:	13' - 29'
Roof:	Warehouse roof replaced 2019
Column Spacing:	High bay: 60' wide bays Low bay: 100' wide bays
Water/Sewer:	Municipal water/private septic
Loading:	Tailboard: Two (2) Drive-in: Five (5) Additional tailboard docks can be installed

ADDITIONAL PHOTOS

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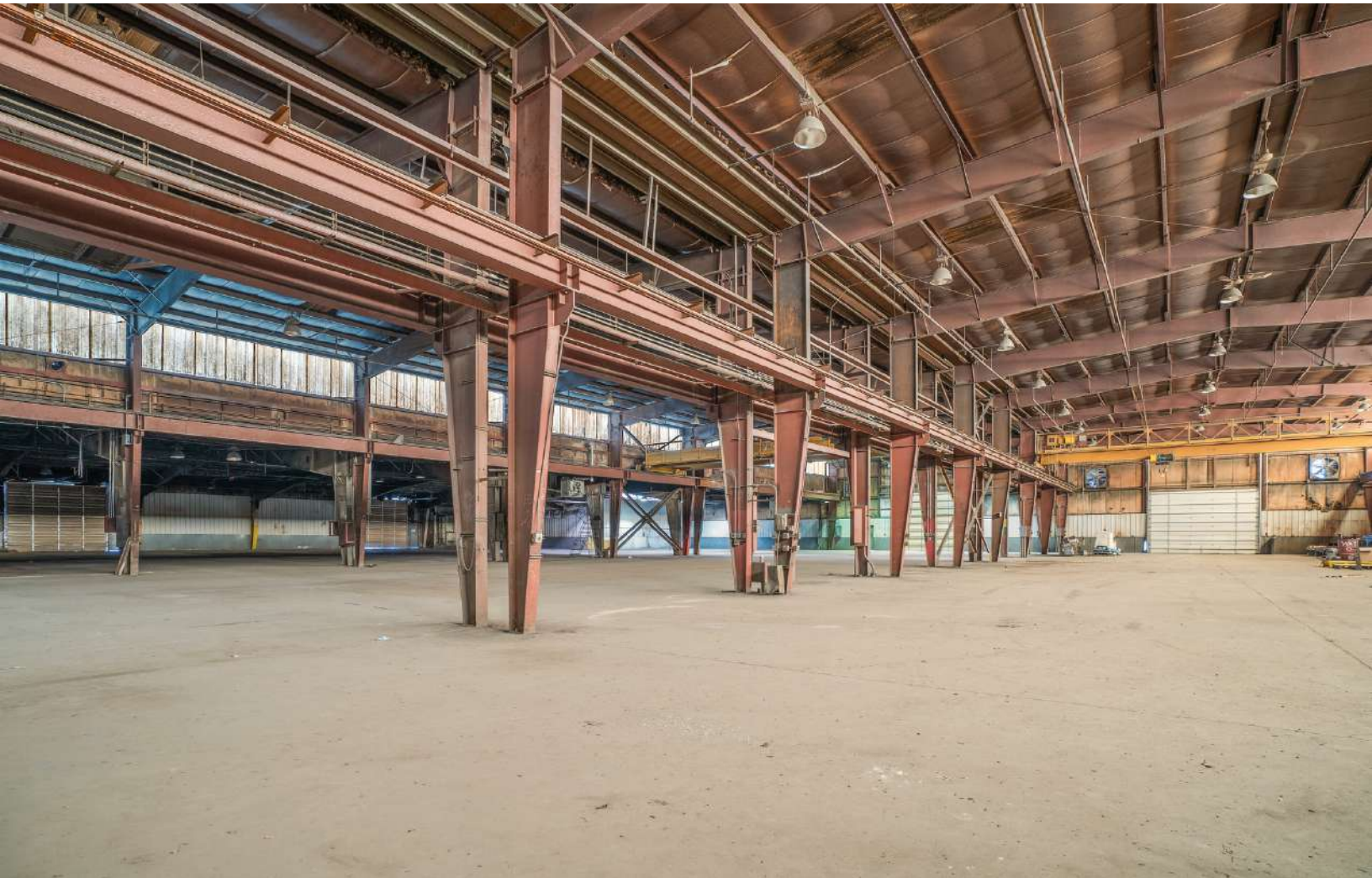
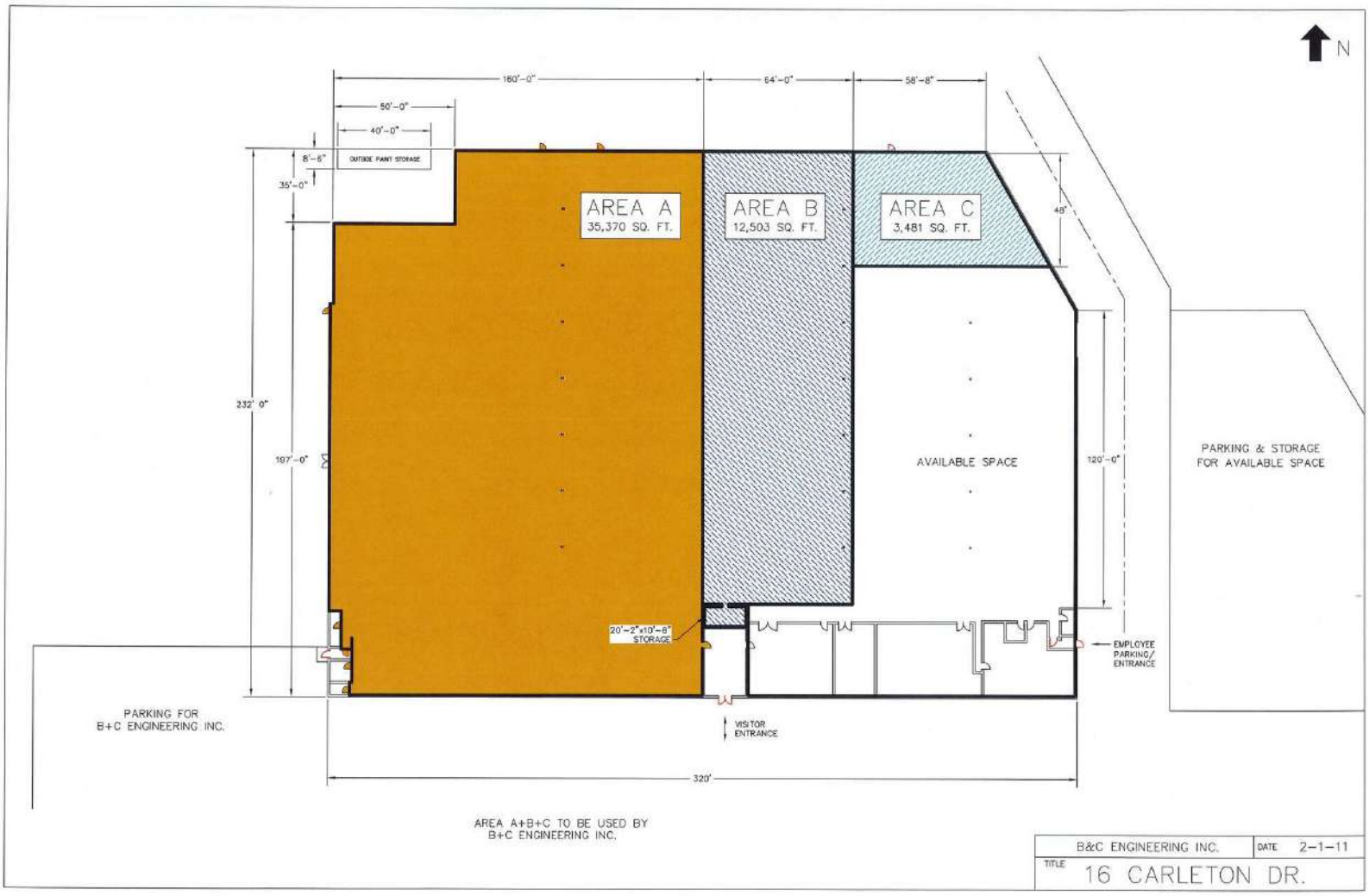
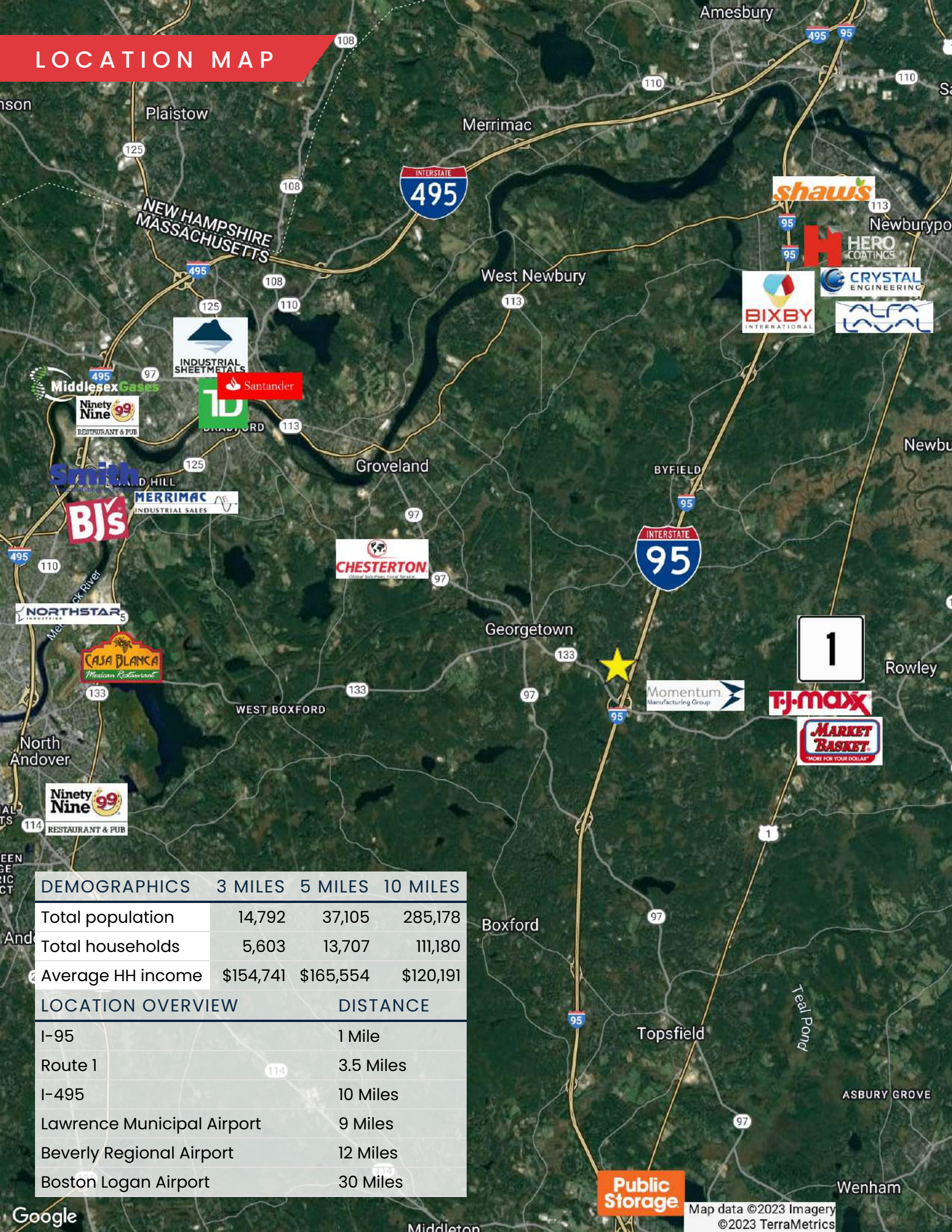


FLOOR PLANS


N
160'-0"
64'-0"
58'-8"
50'-0"
40'-0"
8'-6"
OUTSIDE PAINT STORAGE
35'-0"
AREA A
35,370 SQ. FT.
AREA B
12,503 SQ. FT.
AREA C
3,481 SQ. FT.
48'
232' 0"
197'-0"
AVAILABLE SPACE
120'-0"
PARKING & STORAGE
FOR AVAILABLE SPACE
20'-2"x10'-8"
STORAGE
EMPLOYEE
PARKING/
ENTRANCE
PARKING FOR
B+C ENGINEERING INC.
VISITOR
ENTRANCE
320'
AREA A+B+C TO BE USED BY
B+C ENGINEERING INC.
B&C ENGINEERING INC.
DATE 2-1-11
TITLE
16 CARLETON DR.

LOCATION MAP



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total population	14,792	37,105	285,178
Total households	5,603	13,707	111,180
Average HH income	$154,741	$165,554	$120,191

LOCATION OVERVIEW	DISTANCE
I-95	1 Mile
Route 1	3.5 Miles
I-495	10 Miles
Lawrence Municipal Airport	9 Miles
Beverly Regional Airport	12 Miles
Boston Logan Airport	30 Miles

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