



# 130 SHEPARD ST

LAWRENCE, MA

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10,500 SF | FLEX INDUSTRIAL SPACE FOR LEASE

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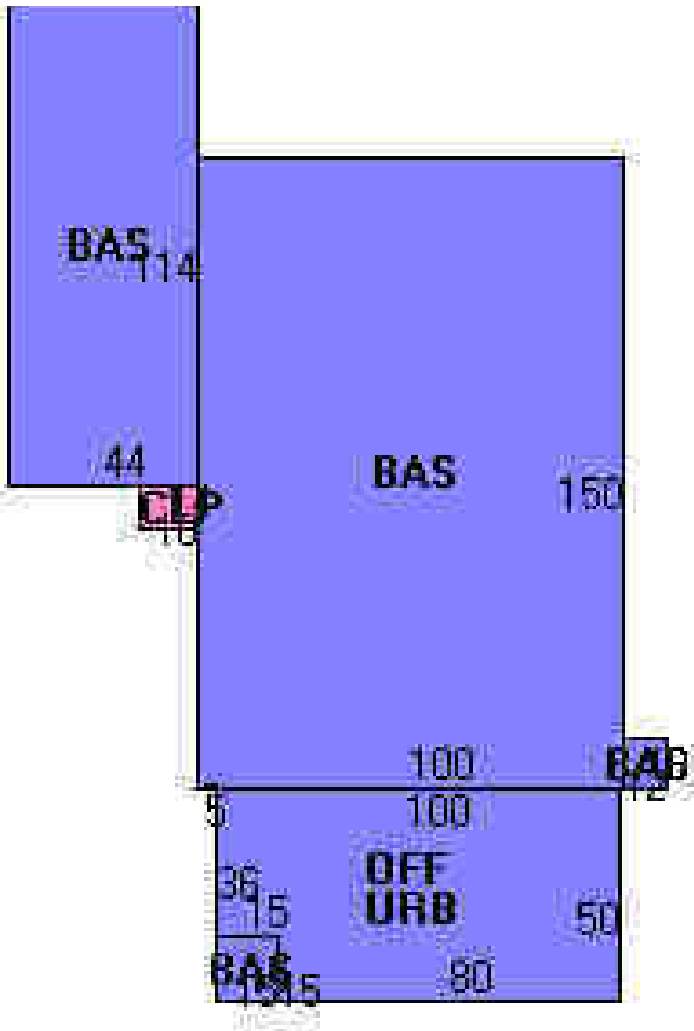
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STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 1.5 Miles to I-93 & 2 Miles to I-495
- Multiple loading options
- Industrial Park
- Ample Power
- Clear Height up to 18'
- Ideal space for Data Storage

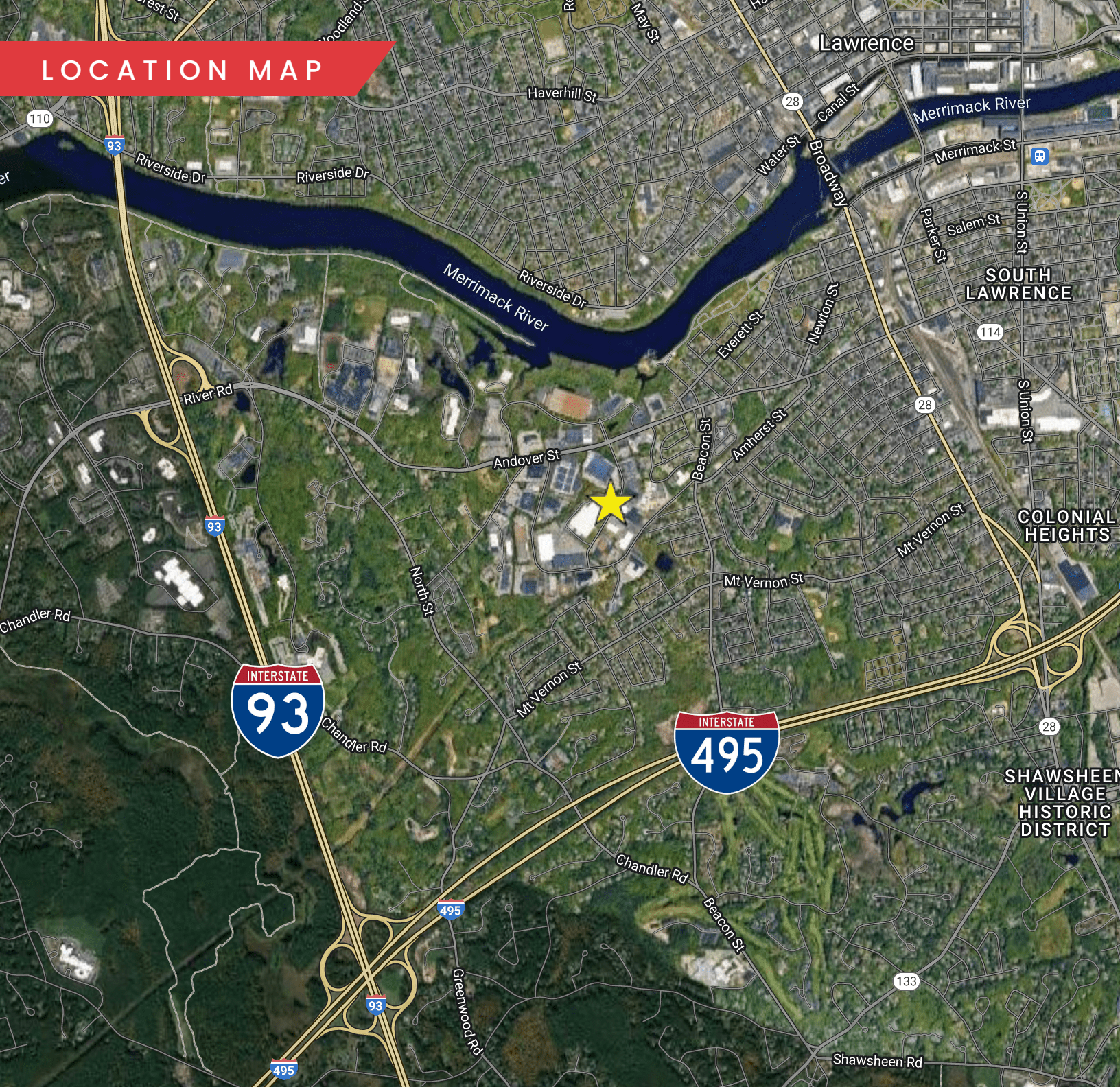
## OFFERING SUMMARY

Lease Rate:	Market
Number of Units:	2
Available SF:	10,500 SF
Building Size:	24,884 SF
Clear Height:	15'-18' (Warehouse) 77" (Lower level -Office)
Loading:	2-Tailboard 1- Overhead
Power:	1,200 Amps   3-Phase

ADDITIONAL PHOTOS



# LOCATION MAP



DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total population	58,197	164,406	228,625
Median age	34.8	36.2	38.1
Median age (Male)	33.6	34.9	36.6
Median age (Female)	36.7	38.1	39.9
Total households	21,203	58,873	83,396
Total persons per HH	2.7	2.8	2.7
Average HH income	\$81,314	\$93,905	\$106,037
Average house value	\$306,278	\$353,734	\$378,092

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