



16 CARLETON DRIVE

GEORGETOWN, MA

25,293 SF HI-BAY WAREHOUSE SPACE FOR LEASE

- LOCATED JUST OFF ROUTE 95
- NO COLUMNS
- LARGE OUTDOOR STORAGE AREA, 30+ TRAILER SPACES
- 24'-26' CLEAR HEIGHT
- SUBDIVIDABLE SPACE



THE
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COMPANY

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PROPERTY SUMMARY



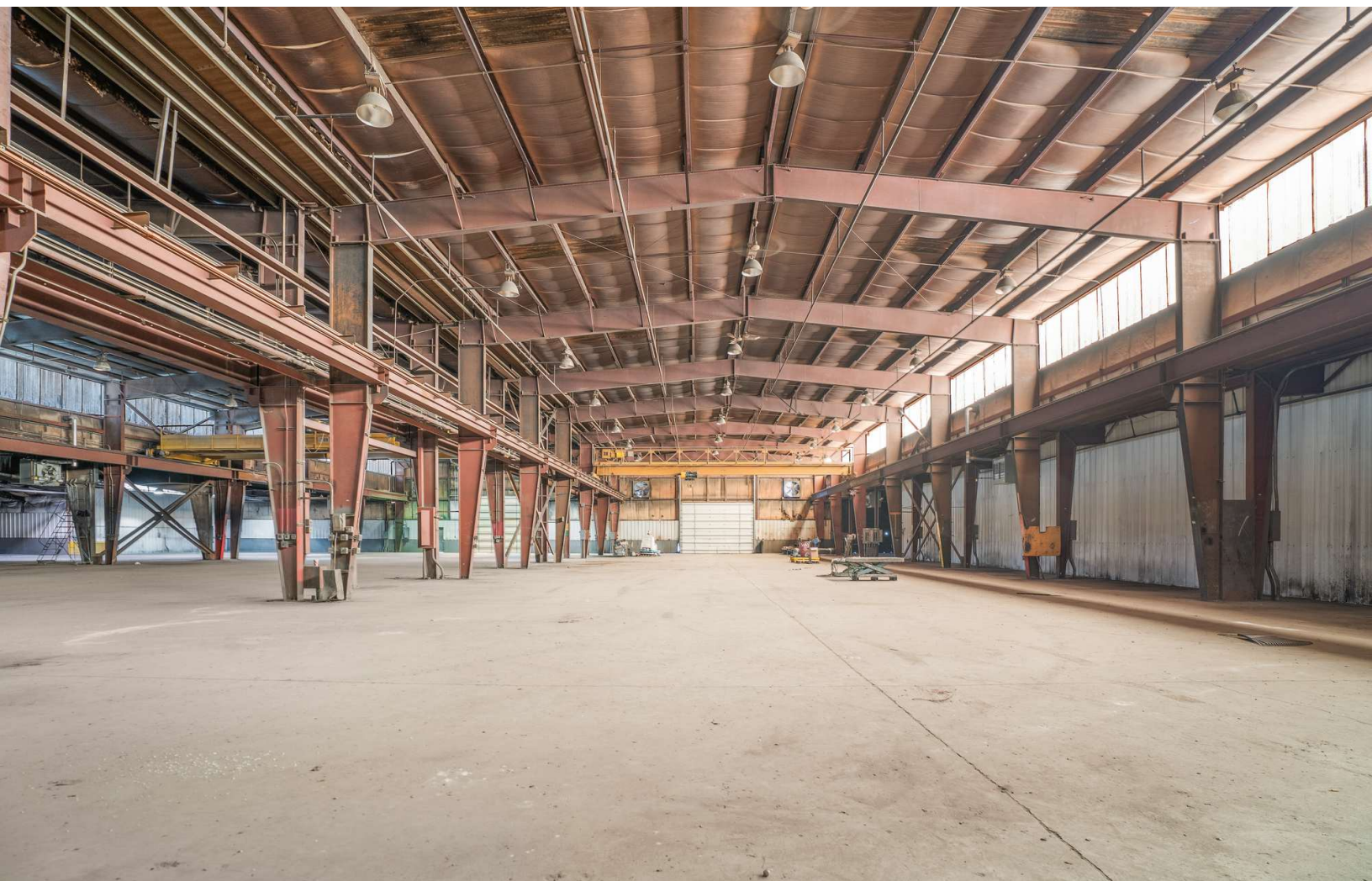
PROPERTY DESCRIPTION

- 83,000 SF Building on 14.6 +/- AC
- Large outdoor storage area: 30+ trailer spaces

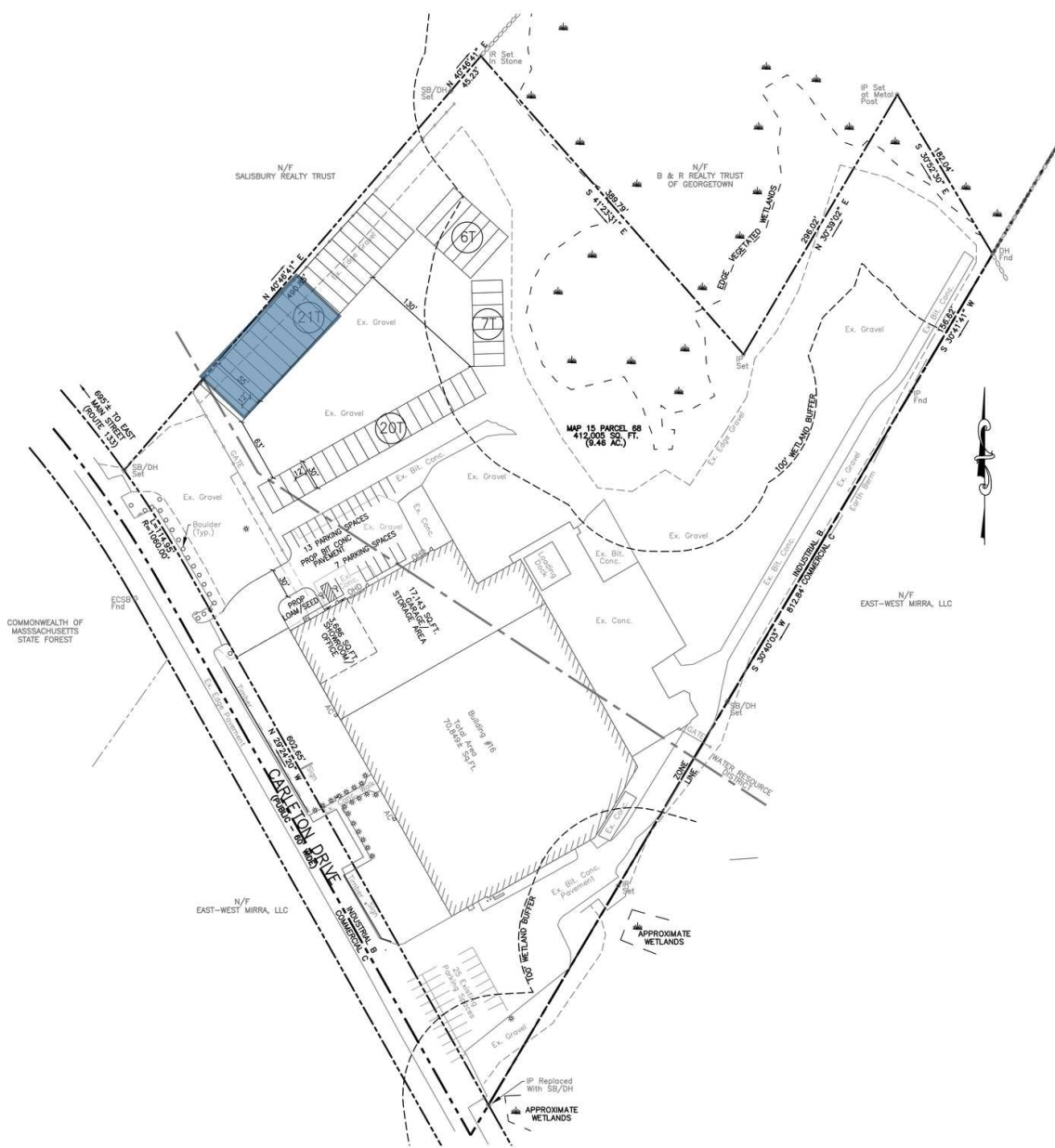
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,603	13,707	111,180
Total Population	14,792	37,105	285,178
Average HH Income	\$154,741	\$165,554	\$120,191

SPACE AVAILABLE

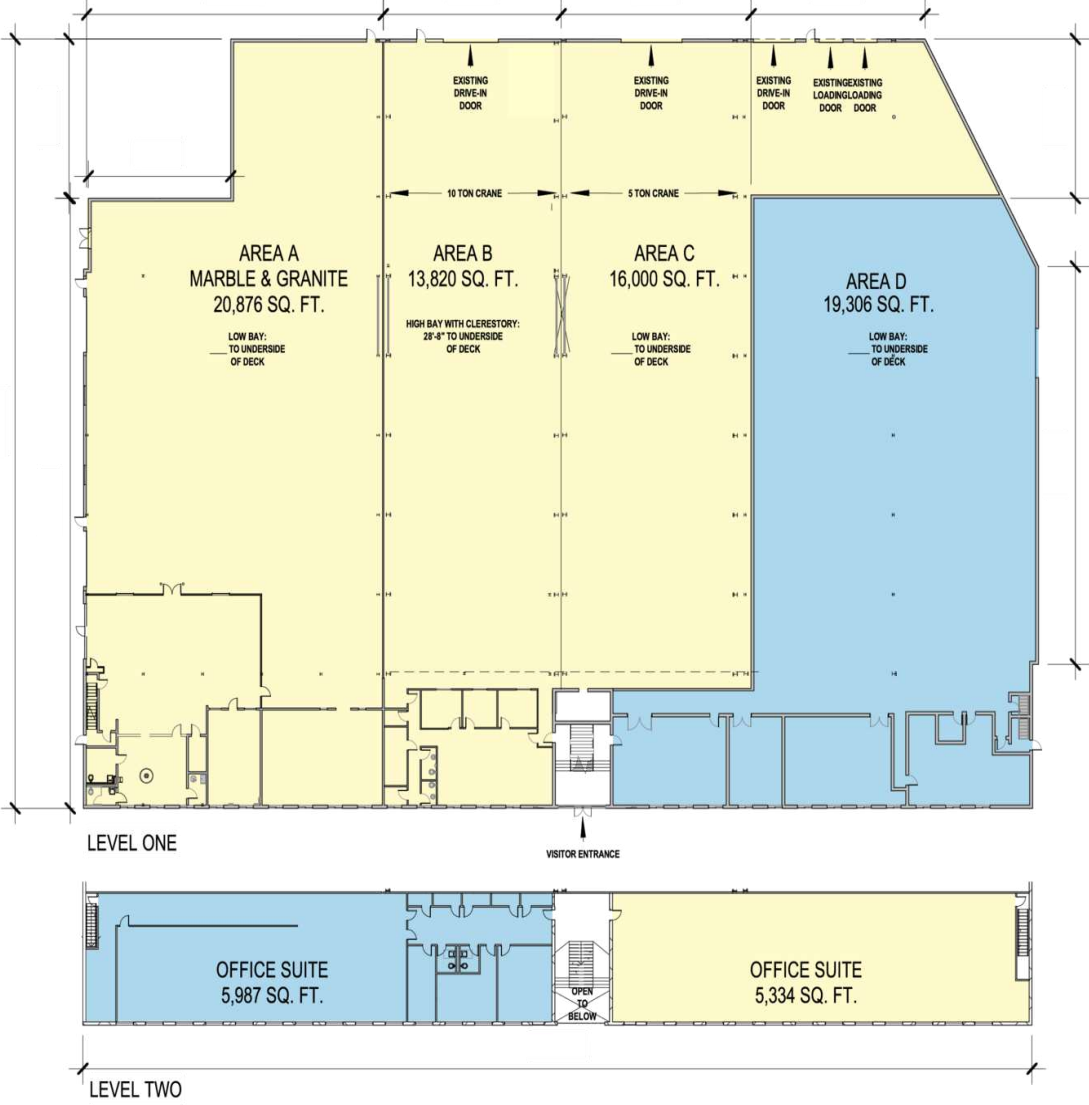
Available SF:	25,293 Flex/Industrial Space
Subdividable To:	5,987 of Flex/Office Space 19,306 of Industrial Space
Loading Docks:	Two (2) Tailboard Docks 8' wide x 10' high 19' wide x 14' high
Drive-In Doors:	Two (2) Drive-In 19' wide x 14' high
Crane System:	One (1) 5-ton crane with crane rails
Ceiling Height:	24'-26' Clear
Flat Dry Acreage:	Can accommodate 30 trailers
Lease Rate:	Market







FLOOR PLANS





GEORGETOWN

CAMBRIDGEPORT

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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HUNTER ROBERTS

714.478.7993

hroberts@stubblebinecompany.com

STEPHEN FLYNN

781.917.7026

sflynn@stubblebinecompany.com

MATTY DROUILLARD

425.691.7881

matty@stubblebinecompany.com

DANNY CRUZ

978.305.0473

danny@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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