



16 CARLETON DRIVE

GEORGETOWN, MA

25,649 SF HIGH-BAY WAREHOUSE AND FLEX SPACE | **FOR LEASE**

- 0.75 Flat Dry Acres Available
- Located just off I-95
- 24' - 26' Clear Height
- 5 - Ton Crane

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

25,649 SF Space Available for Lease on 14.6 +/- AC.
16,000 SF Flex/Industrial High-Bay Warehouse Space and
9,685 SF 2nd Floor Flex Space. Large Outdoor Storage Area
with Thirty (30) Plus Trailer Spaces.

OFFERING SUMMARY

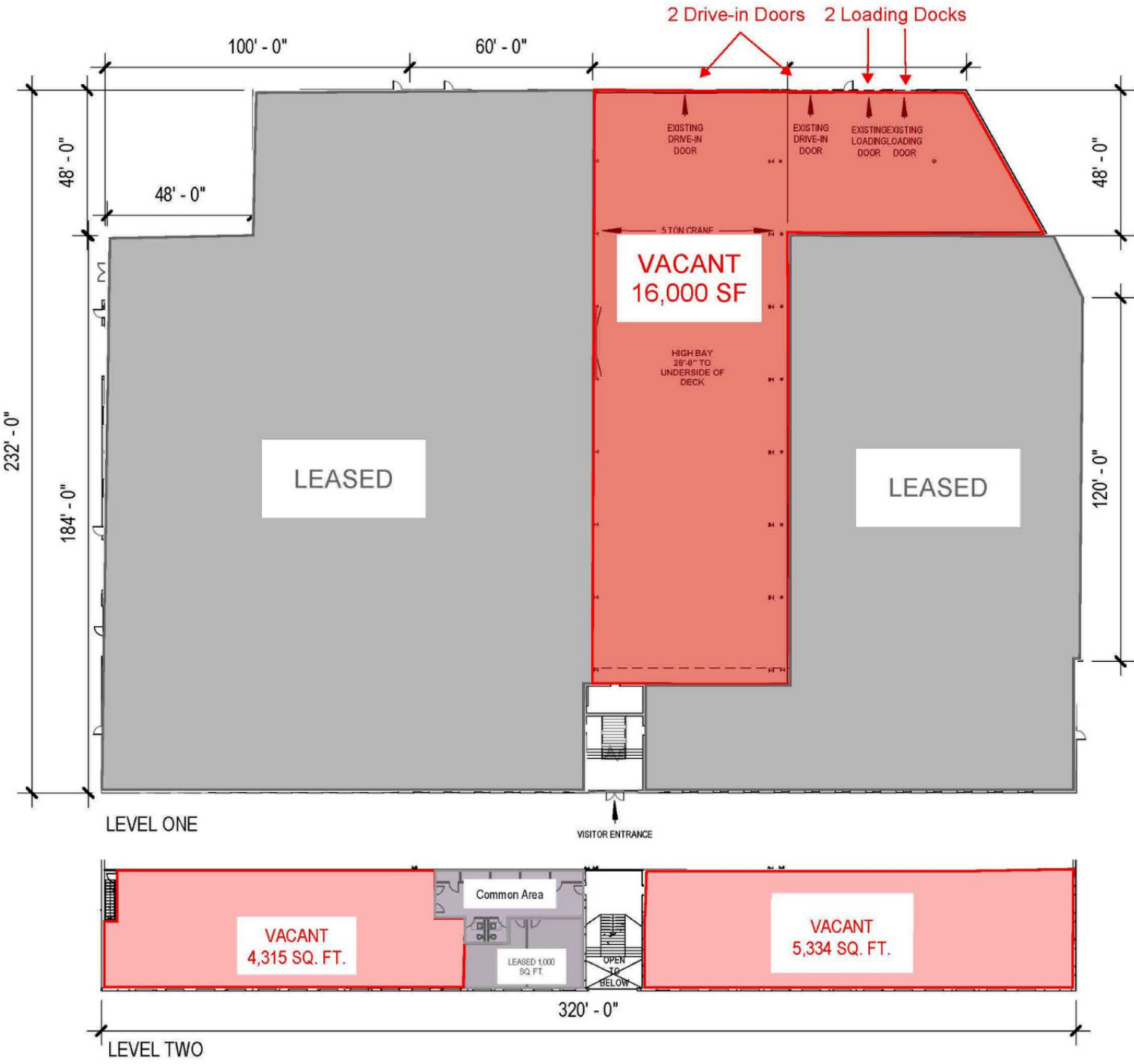
Total Building Size:	83,000 SF
Total Available Space:	25,649 SF
Available Warehouse Space:	16,000 SF
Available Flex Space:	9,685 SF
Loading Docks:	Two (2) 8'X10'
Drive-In Doors:	One (1) 14'X14' One (1) 14'X19'
Lighting:	LED
Ceiling Height:	24'-26' Clear
Crane System:	5-Ton Crane with Crane Rails
Flat Dry Acreage:	Can Accommodate
Lease Rate:	Market

SPACE AVAILABILITY

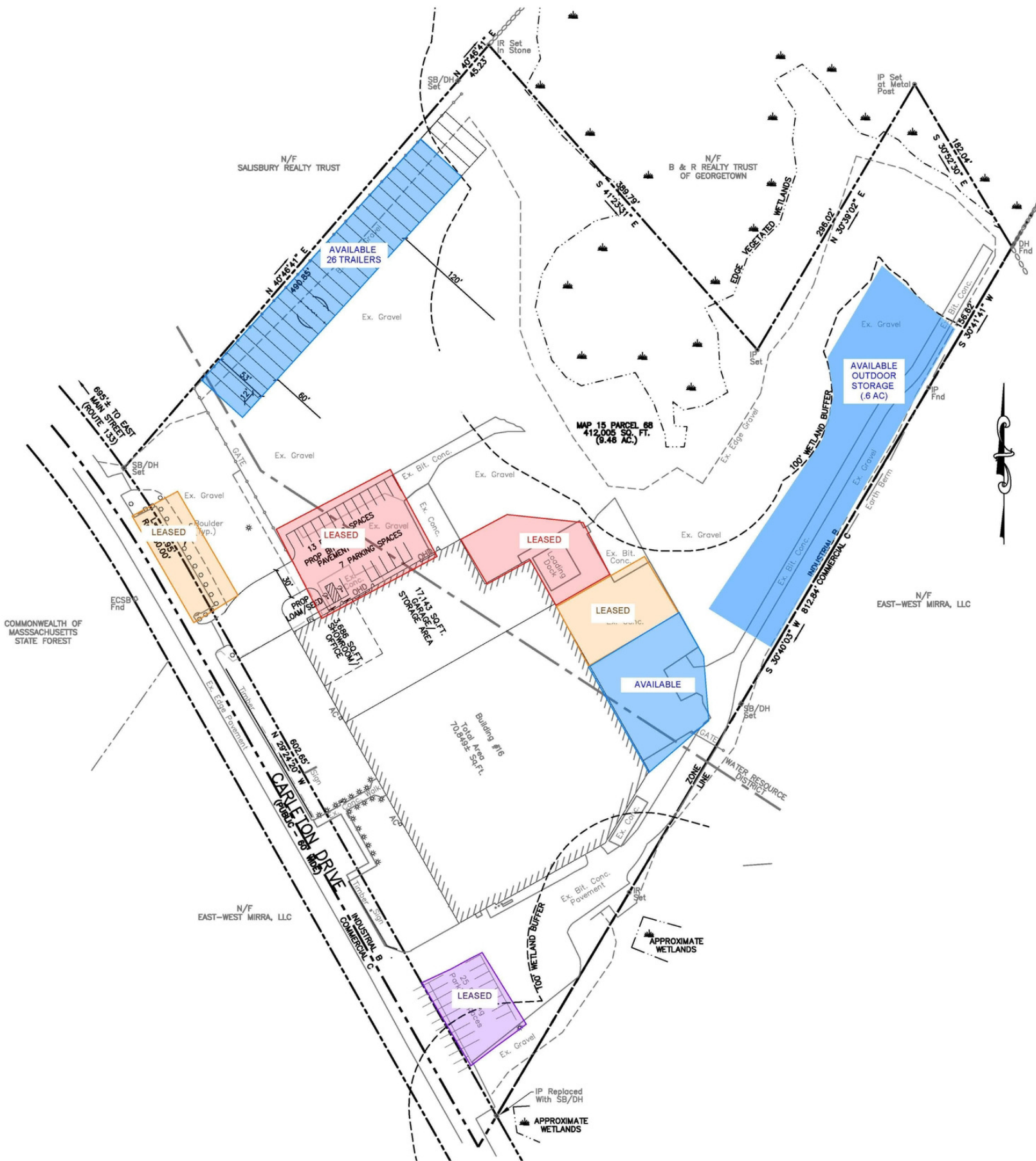
- High-Bay Warehouse and Flex Space Available
- 0.75 AC Flat Useable Land Available for Truck or Car Storage
- Lease Rate: Market

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

FLOOR PLAN



PARKING/PLOT PLAN









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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