



16 CARLETON DRIVE

GEORGETOWN, MA

16,000 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



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

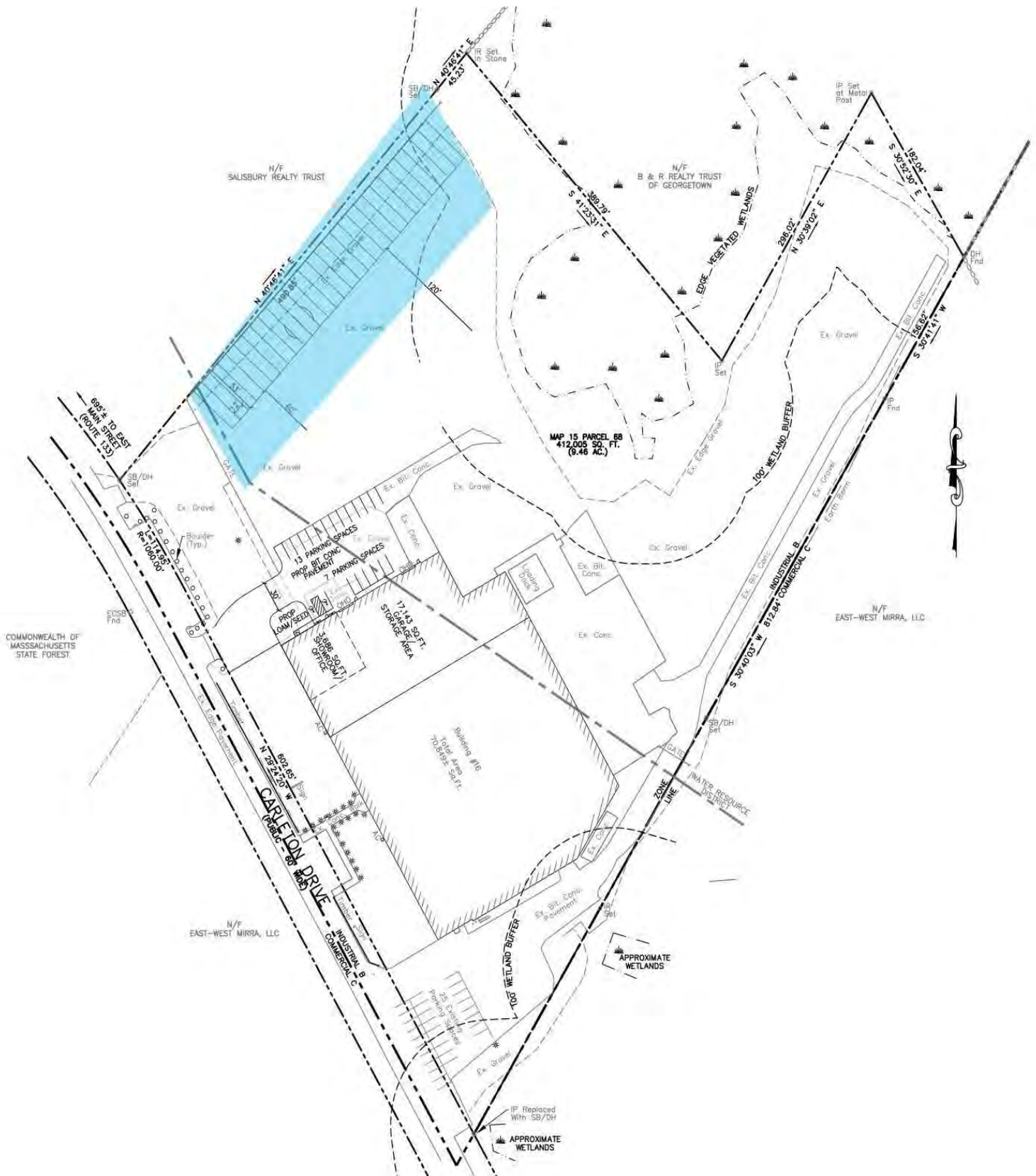
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,603	13,707	111,180
Total Population	14,792	37,105	285,178
Average HH Income	\$154,741	\$165,554	\$120,191

SPACE AVAILABLE

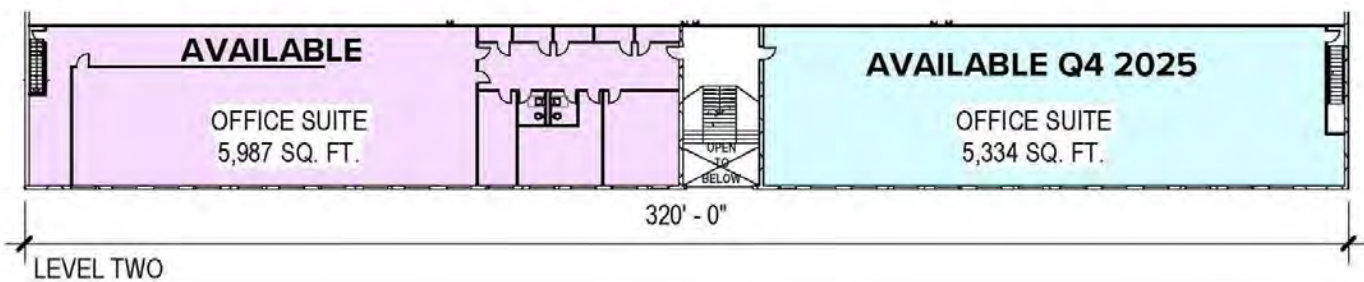
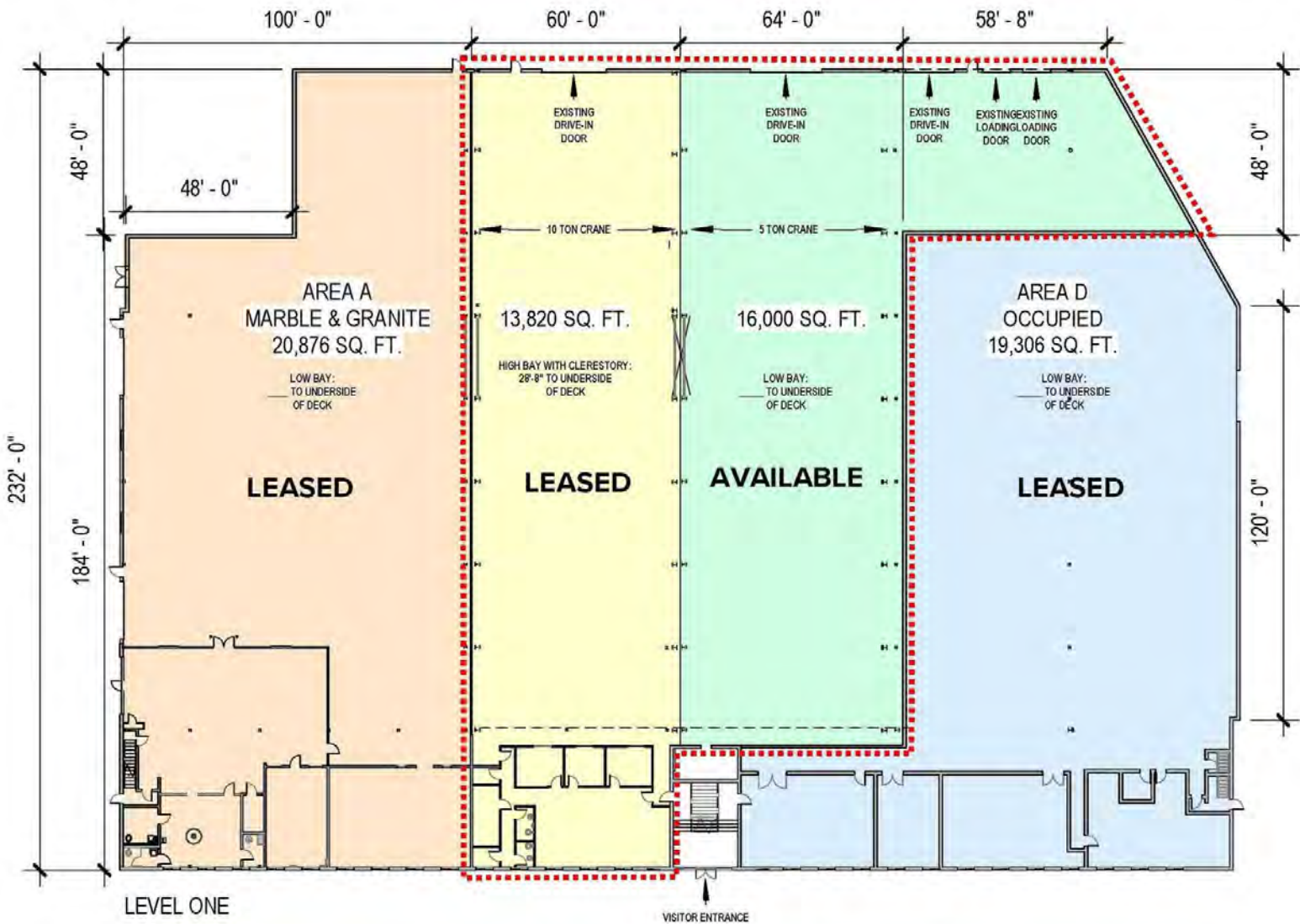
Available SF:	22,000 Flex/Industrial Space
Subdividable To:	16,000 of Industrial Space 5,987 of Flex/Office Space
Loading Docks:	Two (2) Tailboard Docks 8' wide x 10' high 19' wide x 14' high
Drive-In Doors:	Two (2) Drive-In 19' wide x 14' high
Crane System:	One (1) 5-ton crane with crane rails
Ceiling Height:	24'-26' Clear
Flat Dry Acreage:	Can accommodate 30 trailers
Lease Rate:	Market



SITE PLANS



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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