



95 CONCORD ST

NORTH READING, MA

FOR LEASE | 40,000 +/- SF TRUCK TERMINAL ON 10.3 ACRES

- 7 Paved Acres
- Located 0.4 Miles from I-93
- 71 Dock Doors

REALTERM



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

40,000 +/- SF Industrial Truck Terminal & Repair Garage for Lease

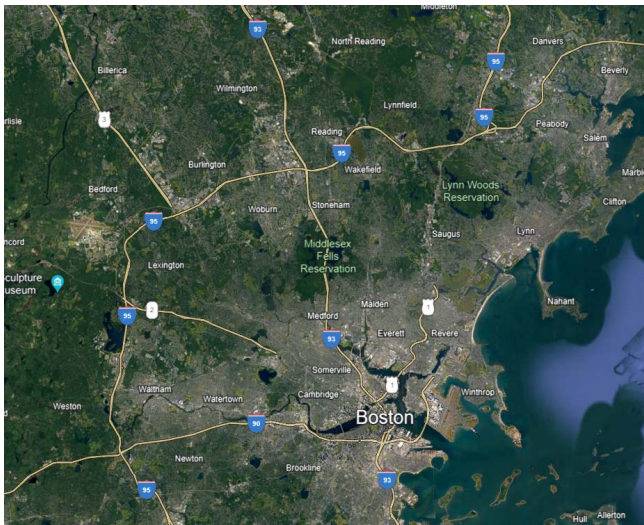
DISTANCES

- 1 Minute (0.4 Miles) from I-93
- 6 Minutes (5.1 Miles) from I-95
- 17 Minutes (12.3 Miles) from Route 1
- 21 Minutes (16.2 Miles) from Boston

PROPERTY SPECIFICATIONS

Main Building:	35,820 SF
Office:	6,000 +/- SF (included in overall)
Repair Garage:	4,385 SF
Repair Garage Height:	18.8' Clear
Lot Size:	10.4 Acres
Loading Docks:	71 Doors
Shop Bays:	Three (3)
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,177	51,999	257,030
Total Population	43,674	138,045	656,243
Average HH Income	\$146,958	\$143,334	\$134,127



ADDITIONAL PHOTOS



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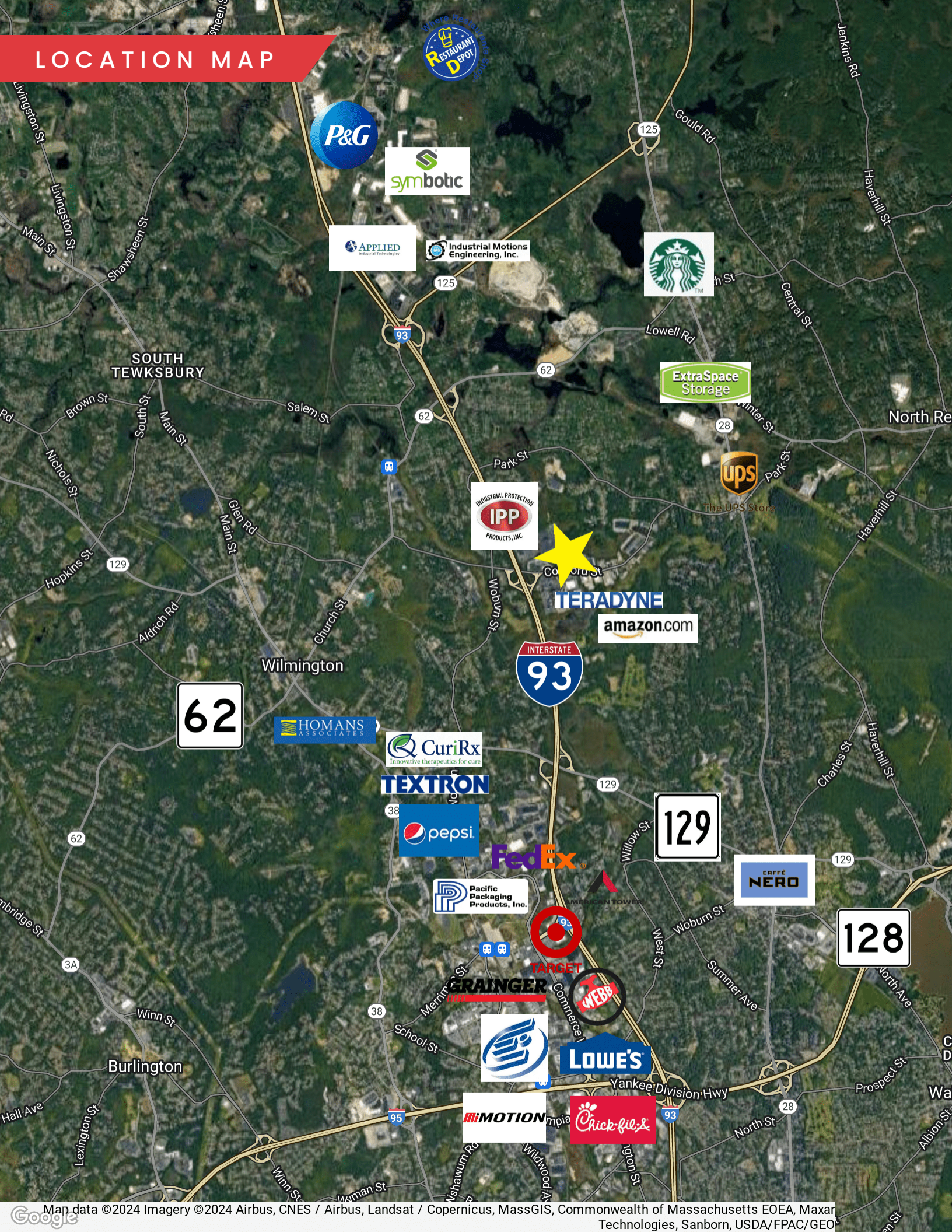


SCHEDULED IMPROVEMENTS

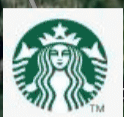
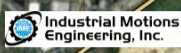
- Paving Repairs
- Office Renovations
- LED Upgrades
- Dock Repairs



LOCATION MAP



Where Restaurants Eat
RESTAURANT EPOT



TERADYNE



TEXTRON



GRAINGER



LOWE'S



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