

## 160 OLD MAPLE ST

STOUGHTON, MA

20,000 + / - SF INDUSTRIAL BUILDING(S) ON 16.7 AC

- Easy Acess to Route 24
- 15 Miles to Boston
- 5.8 +/- Paved Acres
- Outstanding Outdoor Storage Opportunity
- 10 Grade-Level Doors
- 7 Paved Acres +/-
- · Located 1.3 Miles from Rt. 24
- 10 Grade-Level Doors





### PROPERTY DESCRIPTION

20,000 +/- SF Industrial/Office Building(s) on 16.7 AC for Sale or Lease

#### PROPERTY HIGHLIGHTS

- Easy Access to Route 24
- 15 Miles to Boston
- 7 Paved Acres +/-
- Outstanding Outdoor Storage Opportunity
- 10 Grade-Level Doors

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,170	63,644	298,859
Total Population	58,464	175,684	785,163
Average HH Income	\$130,688	\$130,619	\$143,040

#### PROPERTY SPECIFICATIONS

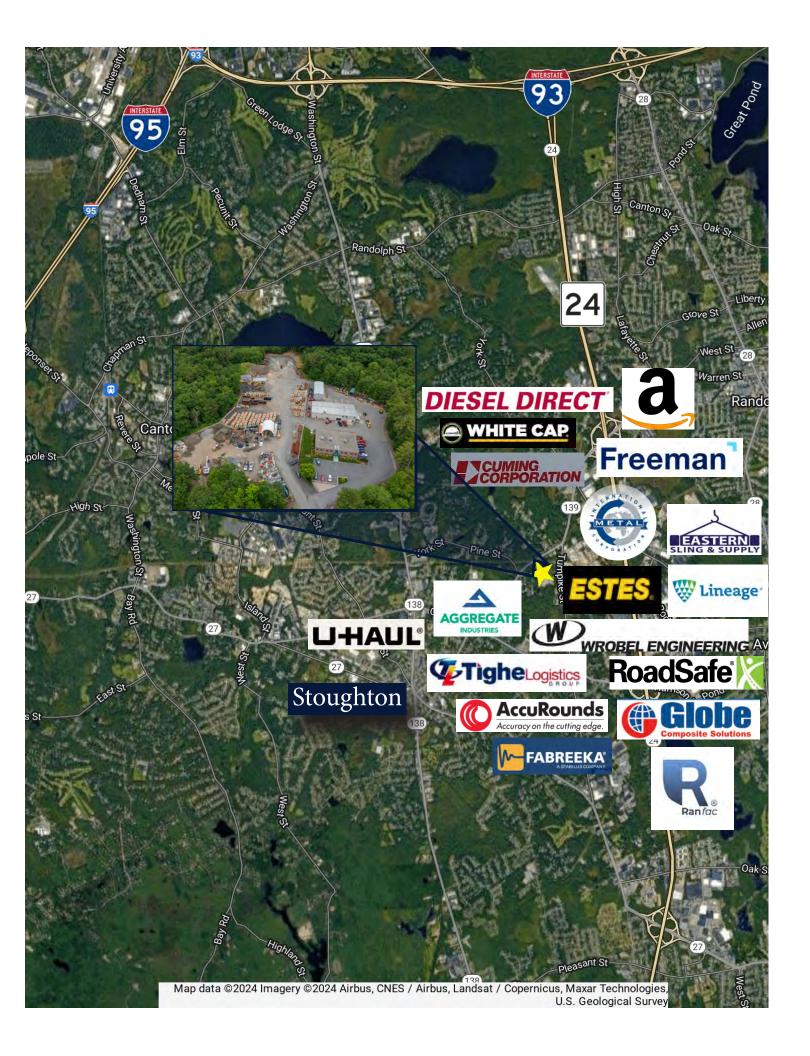
Available SF:	20,000 SF +/-	
Lot Size:	16.7 AC	
Office:	10,000 +/- SF	
Industrial Garage #1:	7,200 +/- SF	
Industrial Garage #2:	2,900 +/- SF	
Industrial Garage Height:	16'-18' Clear	
Drive-In Doors:	10 Grade-level	
Sale Price:	Market	
Lease Rate:	Market	











# 160 OLD MAPLE ST

FOR SALE OR LEASE 1 20 000 +/- SE INDUSTRIAL BULLDINGS ON 16 7 AC

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