



# 99 GREEN ST

CLINTON, MA

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FOR SALE OR LEASE | 46,000 SF INDUSTRIAL BUILDING ON 2.5 AC

- 8 Loading Docks
- 5.2 Miles to Route 495
- 7 Miles to I-190

EXCLUSIVE AGENT



THE  
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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

46,000 SF Industrial Building on 2.5 AC for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,356	14,901	98,176
Total Population	22,673	37,756	252,768
Average HH Income	\$123,530	\$146,843	\$147,447

## LOCATION HIGHLIGHTS

- 0.6 Miles to Route 62
- 1.2 Miles to Route 110
- 5.2 Miles to Route 495
- 7 Miles to I-190

## PROPERTY SPECIFICATIONS

Building Size:	46,000 SF
Space Available:	46,000 SF
Lot Size:	2.5 AC
Loading:	8 Loading Docks
Clear Height:	20'
Construction:	Concrete/Steel
Power:	600amp; 480v, 3-phase
Heating:	Sono tubes/Gas, no A/C
Sprinkler:	Wet
Water/Sewer:	Town
Year Built:	1962/1991
Lease Rate:	Market
Sale Price:	Market








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