

Property Available for  
Lease and Sale



# 20 CAMERON STREET

CLINTON, MA

FOR SALE OR LEASE | 196,000 SF INDUSTRIAL BUILDING ON 5.64 AC

- 4 Industrial buildings totaling 196,000 SF on 5.64 AC
- Tailboard loading on multiple levels
- Significant paved area



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COMPANY

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

196,000 SF Industrial Building on 5.64 AC for Sale or Lease

## PROPERTY SPECIFICATIONS

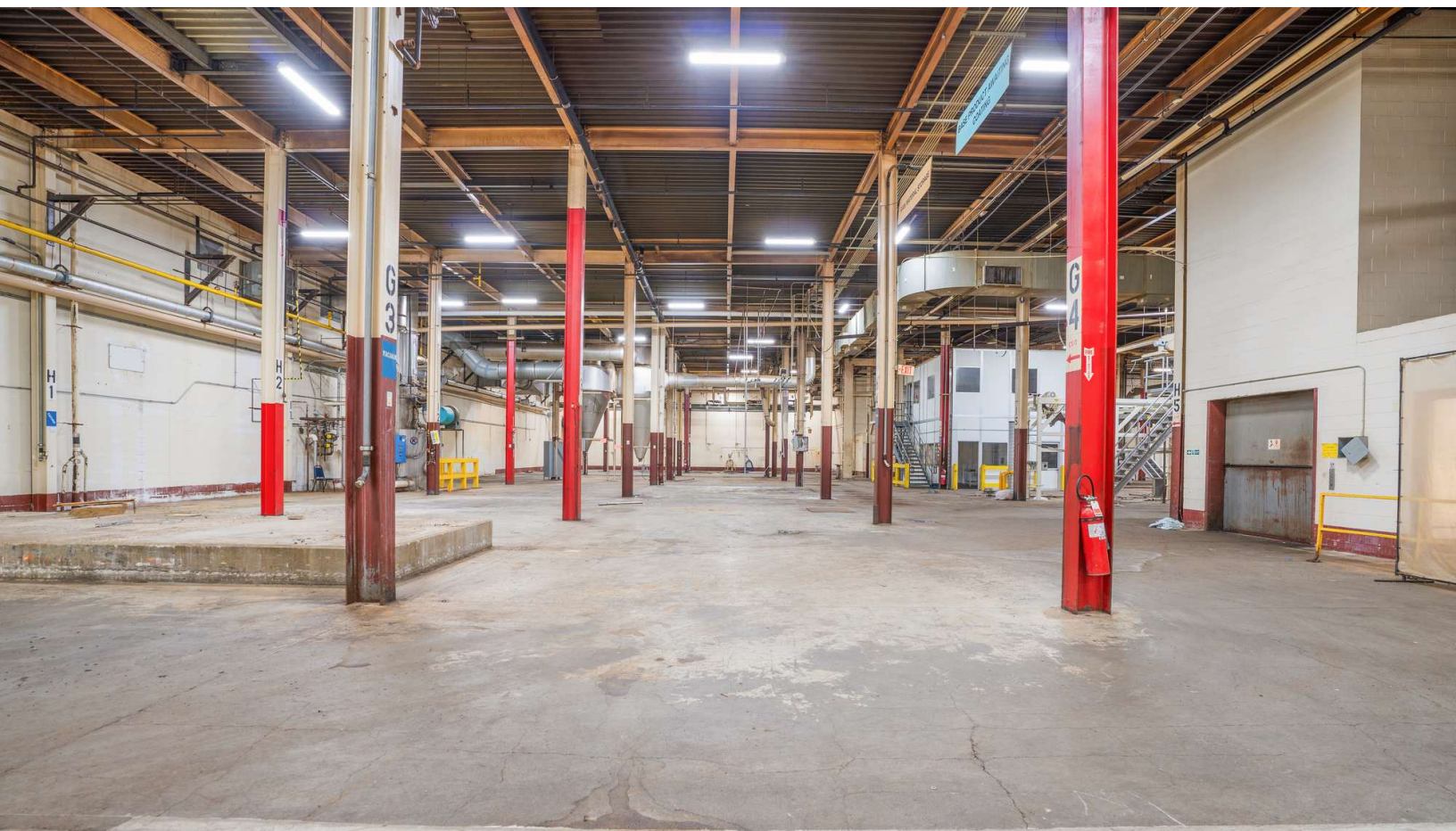
Total SF:	196,000 SF
Lot Size:	5.64 AC
Stories:	5
Docks:	Five (5) Tailboard
Elevators:	Yes
Utilities:	Lighting, Sewer, Water
Year Built:	1860
Renovation:	1990
Zoning:	Industrial
Sale Price:	\$3,500,000 (\$17.86 PSF)
Lease Rate:	\$4.00/SF NNN Subdividable

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,502	14,813	94,487
Total Population	23,192	37,618	244,215
Average HH Income	\$124,152	\$145,594	\$146,340

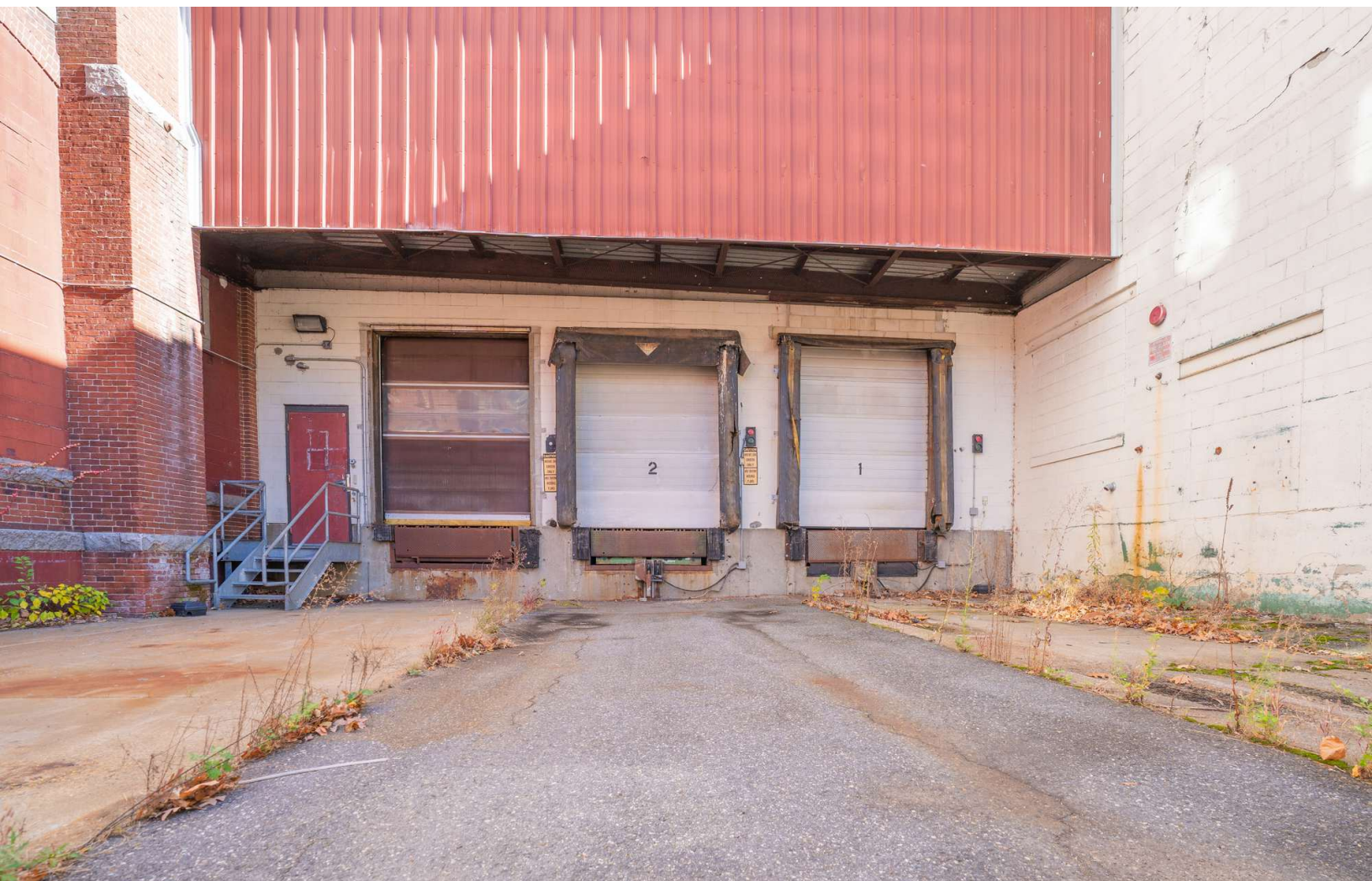
## LOCATION HIGHLIGHTS

- 0.2 Miles from Route 62
- 5.8 Miles from Route 190
- 6.1 Miles from Route 495
- 9.5 Miles from Route 2















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