



60 GARDEN PARK

BRAINTREE, MA FOR SALE

8 USEABLE ACRES | ACTIVE CSX RAIL

- 12,000 SF existing Warehouse Building
- 1.5 Miles to Route 3
- 2.5 Miles to I-93
- 8.5 Miles to I-95



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

12,000 SF Warehouse Building situated on 17 Acres (8 useable flat acres) for Sale

LOCATION DESCRIPTION

- 1.5 Miles to Route 3
- 3.5 Miles to Route 1
- 8.5 Miles to I-95
- 30 Minutes to Boston

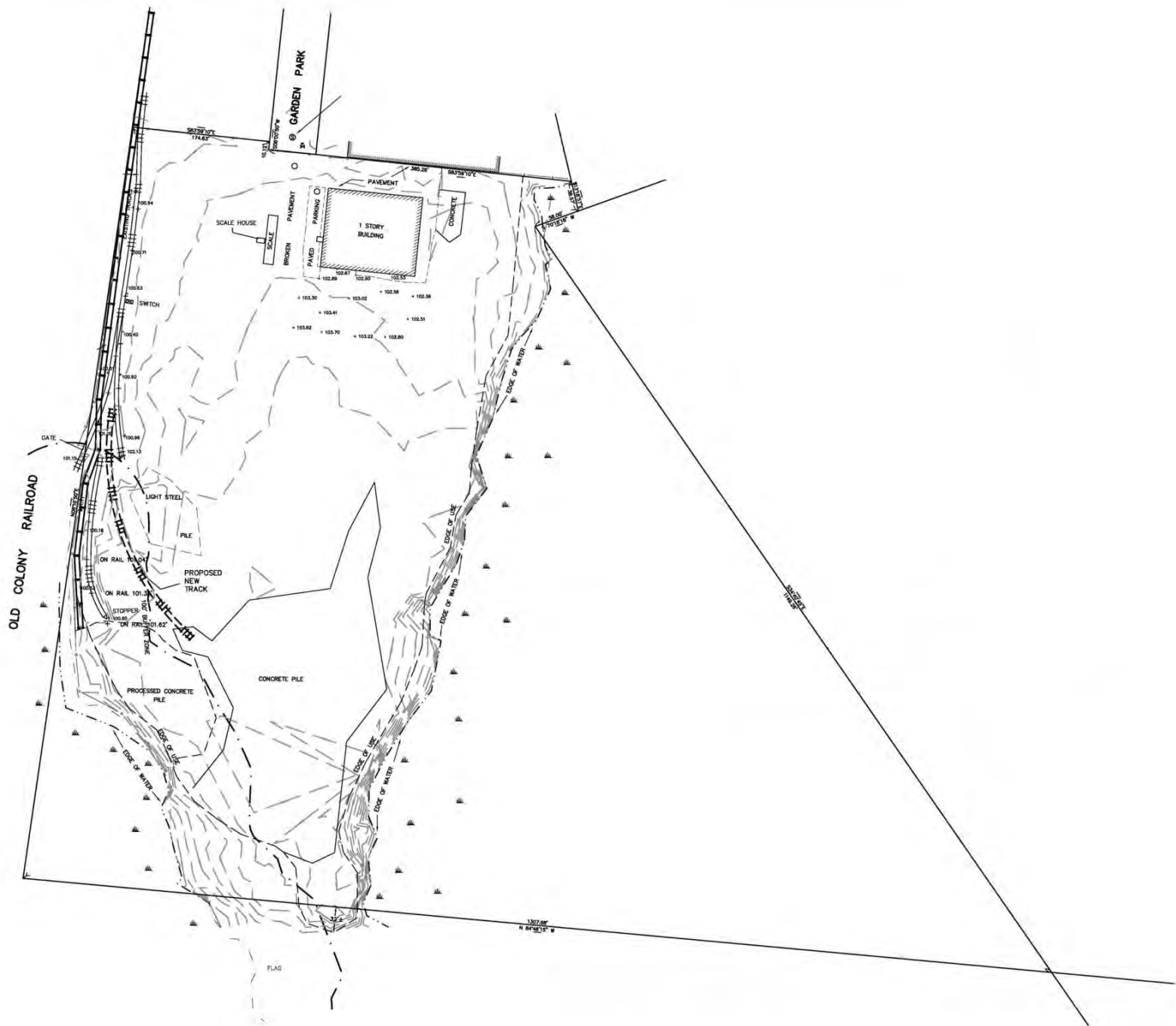
PROPERTY SPECIFICATIONS

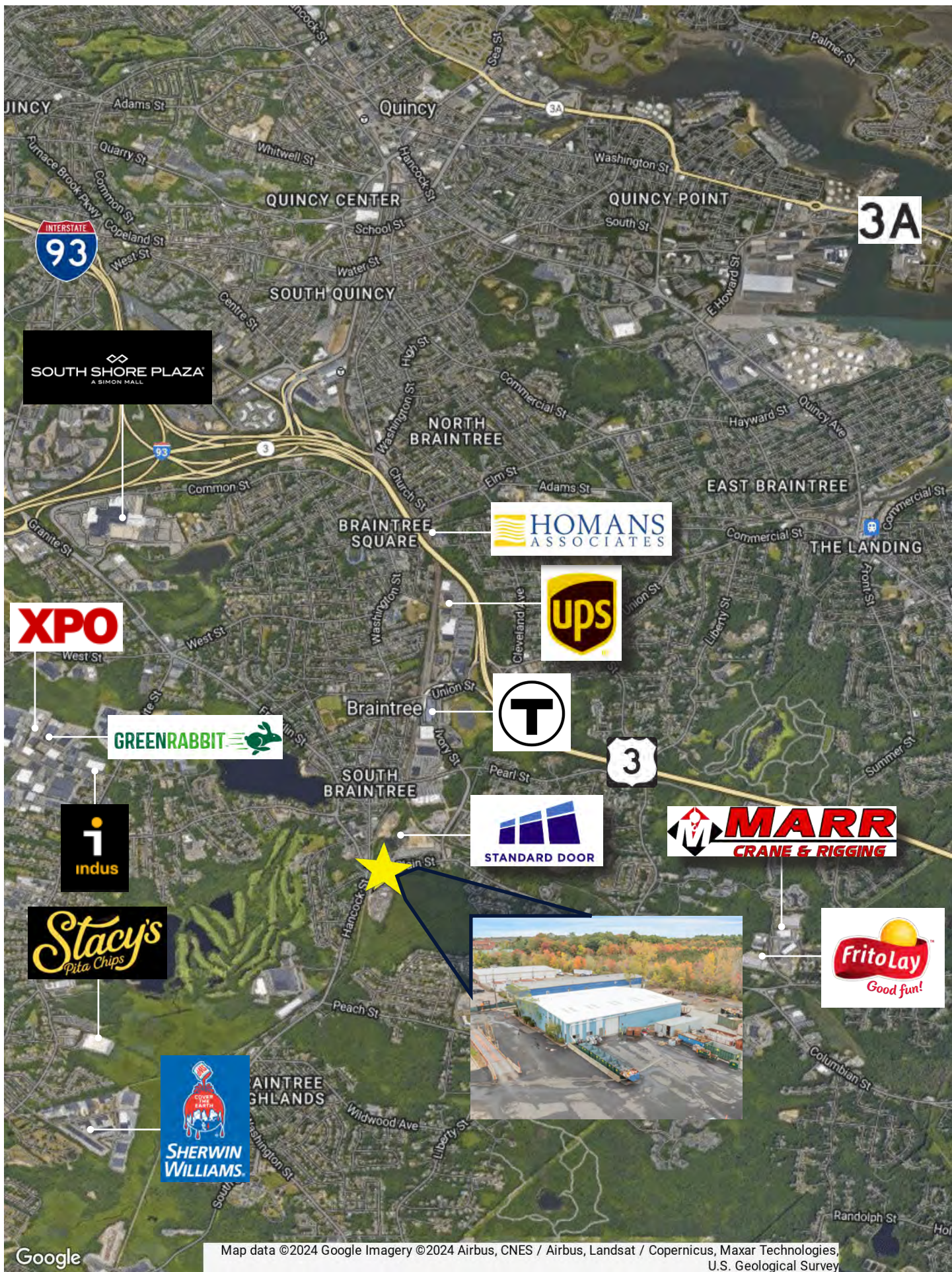
Existing Building Size:	12,000 SF
Lot Size:	17 Acres
Rail:	Active CSX
Columns:	None
Zoning:	Industrial
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,773	91,268	354,335
Total Population	77,407	216,478	891,584
Average HH Income	\$106,692	\$100,476	\$102,484



SITE PLAN





Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

60 GARDEN PARK

BRAINTREE, MA FOR SALE

8 USEABLE ACRES | WITH ACTIVE CSX RAIL

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

CHRIS MICHNIEWICZ

774.994.1698

chris@stubblebinecompany.com

DAVID BERMAN

413.636.9055

dberman@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL