



# 8 CARVER CIRCLE

CANTON, MA

FOR LEASE | 9,804 FREE STANDING INDUSTRIAL BUILDING ON 1.1 AC

- Freestanding industrial building with 3 tailboard loading docks
- Located in an industrial park with close proximity to Rt 24
- Outside storage area available



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

9,804 Free Standing Industrial Building on 1.1 AC for Lease

Subdividable to 2,900 - 9,804 SF

### LOCATION HIGHLIGHTS

- 0.4 Miles from Route 24
- 1.2 Miles from Route 139
- 5.9 Miles from Route 93

### PROPERTY SPECIFICATIONS

Building Size:	9,804 SF
Available SF:	9,804 SF
Subdividable:	2,900-9,804 SF
Lot Size:	1.1 AC
Docks:	3 ext.
Clear Height:	14'
Utilities:	Gas - Natural, Heating, Septic
Taxes:	\$2.14/SF
Parking:	5+
Construction:	Masonry
Lease Rate:	11.25 NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,618	52,309	274,987
Total Population	58,903	139,594	721,816
Average HH Income	\$130,552	\$143,382	\$142,072



















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