



# 8 CARVER CIRCLE

CANTON, MA

FOR SALE OR LEASE | 9,804 SF FREE STANDING INDUSTRIAL BUILDING

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

EXCLUSIVE AGENT  
 THE  
STUBBLEBINE  
COMPANY  
CORPAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

9,804 Free Standing Industrial Building on 1.1 AC for Sale or 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

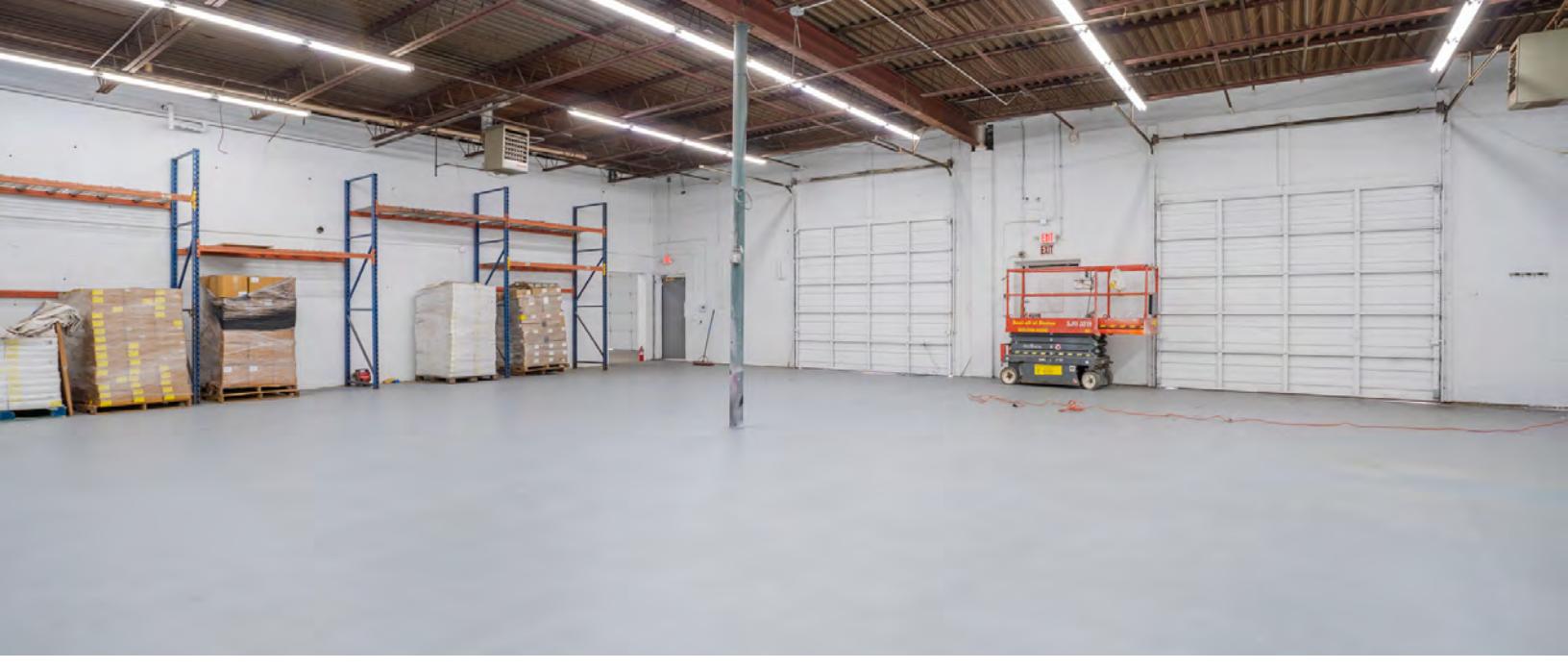
Building Size:	9,804 SF
Available SF:	9,804 SF
Subdividable:	2,900-9,804 SF
Lot Size:	1.1 AC
Docks:	3 ext.
Clear Height:	14'
Utilities:	Gas - Natural, Heating, Septic
Taxes:	\$2.14/SF
Parking:	5+
Construction:	Masonry
Lease Rate:	\$10 NNN
Sale Price:	Market

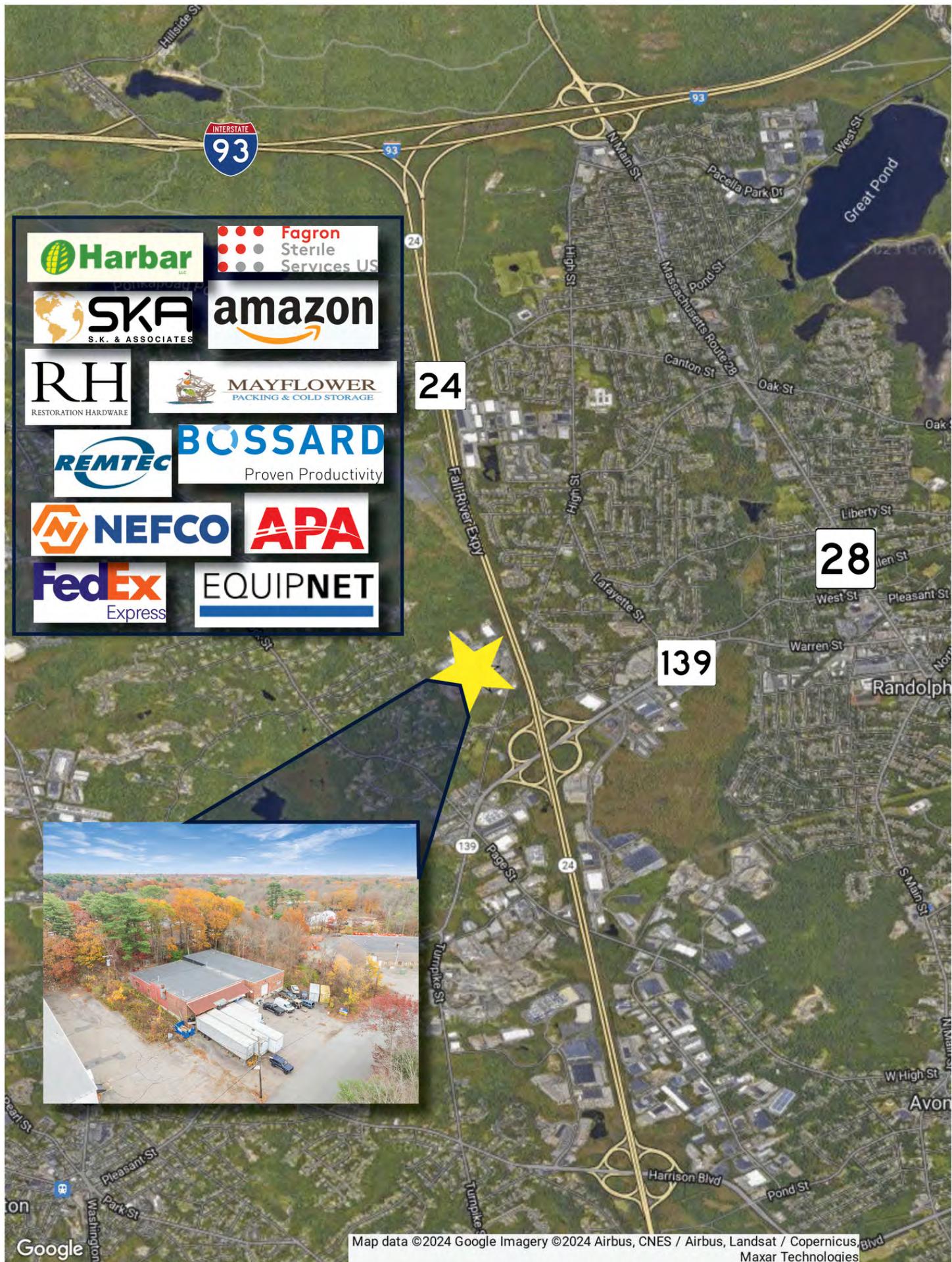
### DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

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





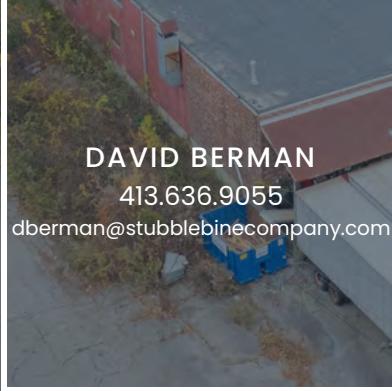




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EXCLUSIVE AGENT

