

# 8 CARVER CIRCLE

CANTON, MA

FOR SALE OR 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





### 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,<br>Heating, Septic |           |           |
| Taxes:            | \$2.14/SF                         |           |           |
| Parking:          |                                   |           | 5+        |
| Construction:     |                                   |           | Masonry   |
| Lease Rate:       |                                   |           | 11.25 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 |



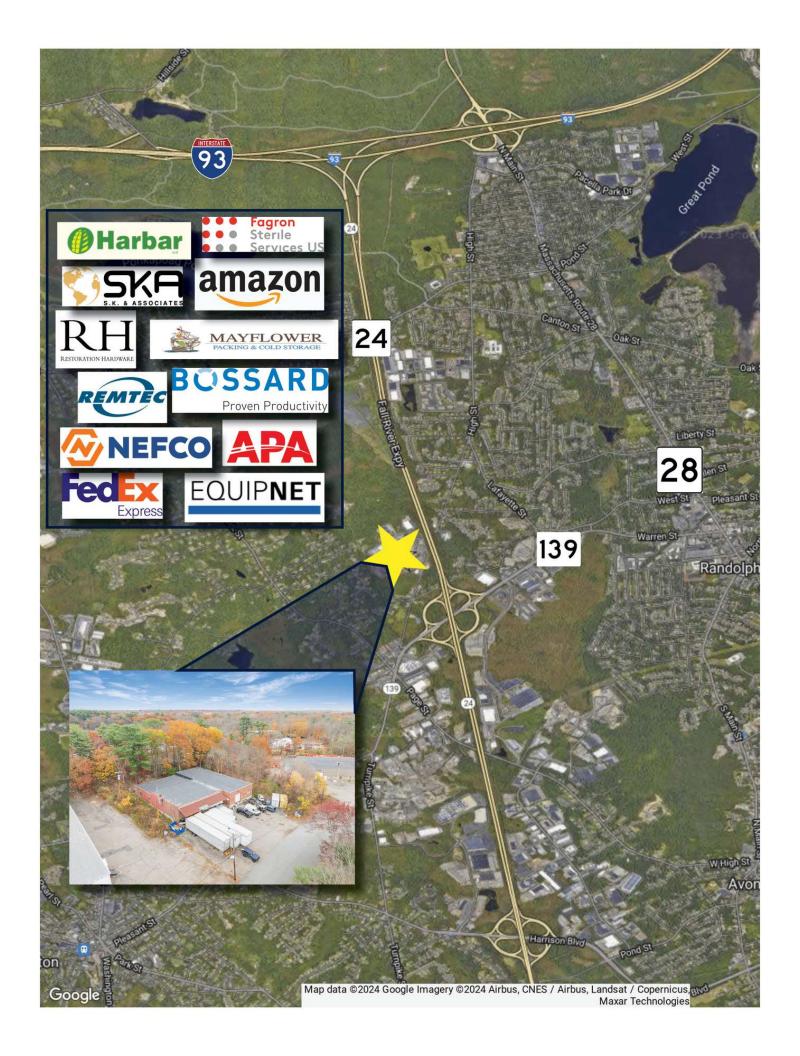












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DAVID BERMAN 413.636.9055

dberman@stubblebinecompany.com

CHRIS MICHNIEWICZ 774.994.1698

chris@stubblebinecompany.com

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