



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



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

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
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









8 CARVER CIRCLE

CANTON, MA

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

DAVID BERMAN

413.636.9055

dberman@stubblebinecompany.com

CHRIS MICHNIEWICZ

774.994.1698

chris@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