



49 MCGRATH RD

DRACUT, MA

FOR LEASE | **33,130 +/- SF TRUCK TERMINAL ON 12.06 ACRES**

- 60 Dock Doors
- 6 Paved Acres
- Located 2.5 Miles from I-93



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983

PROPERTY SUMMARY



PROPERTY DESCRIPTION

60 Door Truck Terminal and Repair Garage for Lease

DISTANCES

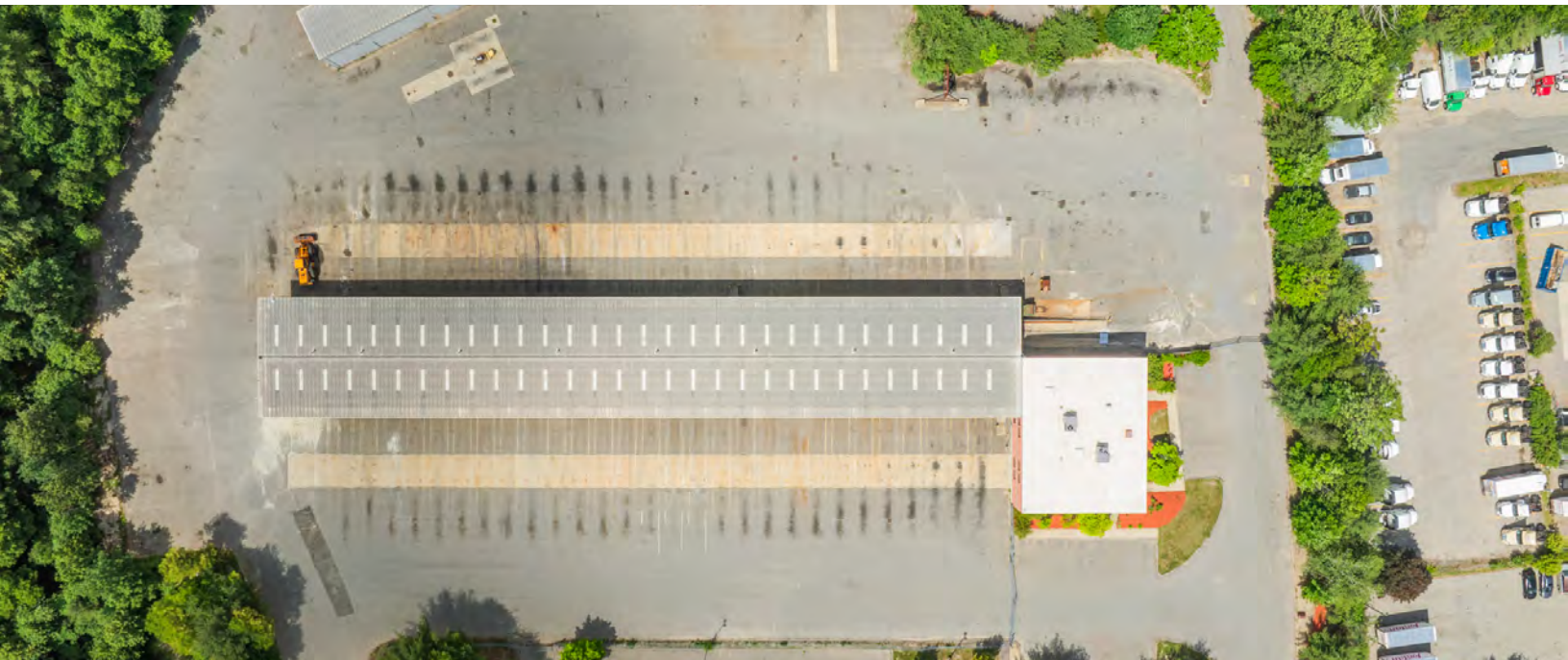
- .3 Miles from Route 113
- 5 Minutes (2.5 Miles) from I-93
- 9 Minutes (5 Miles) from I-495
- 26 Minutes (23 Miles) from Boston

OFFERING SUMMARY

Available SF:	33,130 SF
Lot Size:	12.06 Acres
Building Size:	27,380 SF
Main Building:	26,630 SF
Office:	6,500 +/- SF (including overall)
Repair Garage:	5,750 +/- SF
Repair Garage Height:	20' Clear
Loading Docks:	60
Shop Bays:	Three (3)
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,592	57,805	197,033
Total Population	27,054	165,690	544,981
Average HH Income	\$149,661	\$111,284	\$128,701

ADDITIONAL PHOTOS



XPO Logistics



MAJILITE



3 MILES
7 MINS

6.5 MILES
15 MINS

ULVAC



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