



240 KENNETH WELCH DR

LAKEVILLE, MA

FOR SALE OR LEASE | 40,560 SF INDUSTRIAL BUILDING ON 13.1 AC

- 13.1 Acres: significant expansion potential
- 25' Clear Height
- 2.7 Miles from I-495
- Situated in an established industrial park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

40,560 SF Industrial Building on 13.1 AC for Sale or Lease

LOCATION DESCRIPTION

2.4 Miles from Route 44
2.7 Miles from I-495
6.7 Miles from Route 24

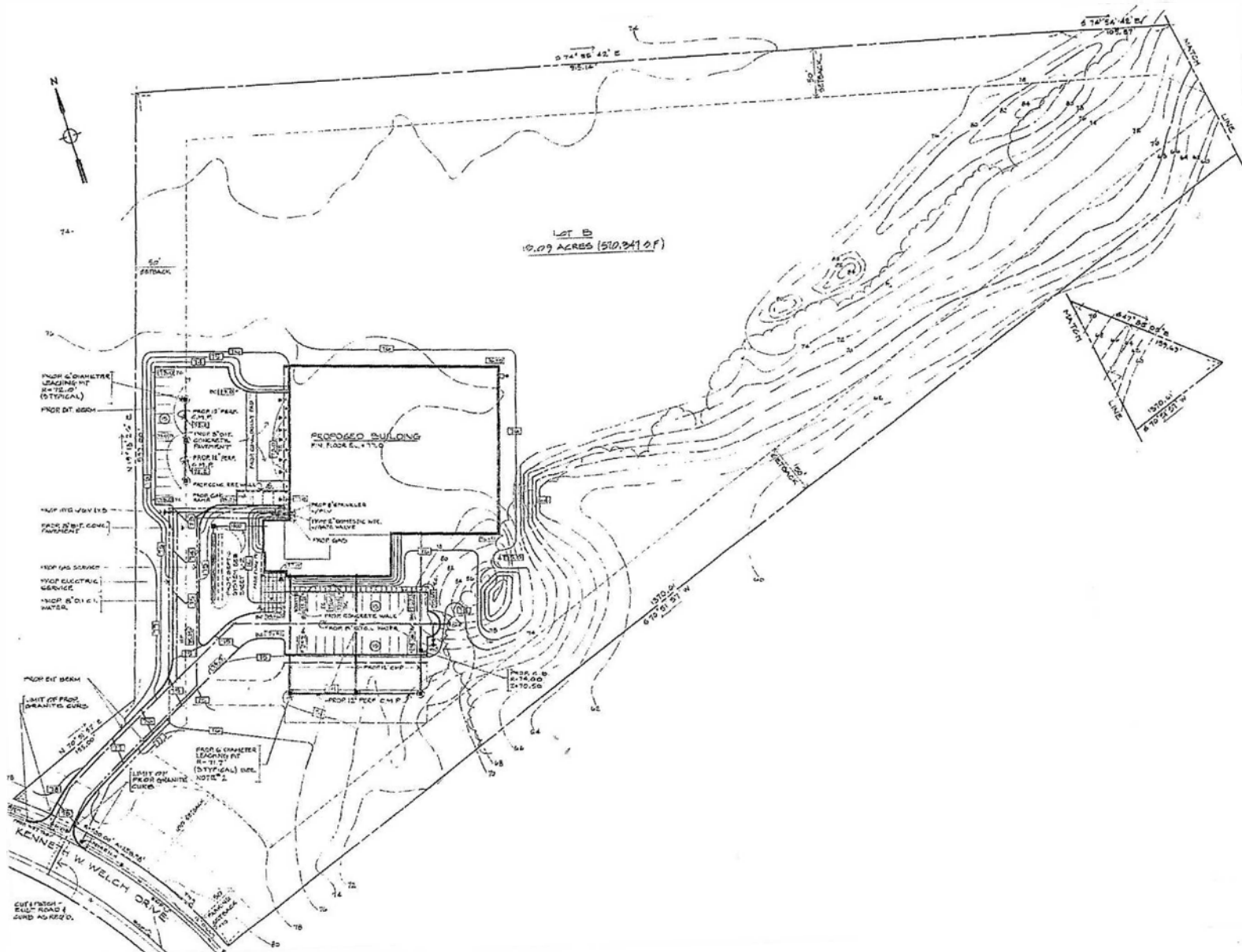
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,875	14,809	66,106
Total Population	17,325	39,938	176,602
Average HH Income	\$116,000	\$128,093	\$123,146

PROPERTY SPECIFICATIONS

Building Size:	40,560 SF
Available SF:	40,560 SF
Office SF:	6,000 SF
Lot Size:	13.1 Acres
Clear Height:	25'
Tailboard Loading:	Six (6) Docks: (4) 8' x 8' (2) 8' x 10'
Drive-In Doors:	Two (2) Drive Ins: (1) 16' x 16' (1) 8' x 10'
Column Spacing:	42' x 42'
Power:	3,000 Amps/480V/ 3-Phase
Lease Rate:	Market
Sale Price:	Market





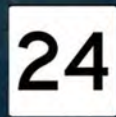




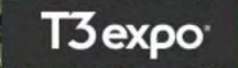
2.7 MILES
6 MIN



2.4 MILES
5 MIN



6.7 MILES
9 MIN



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