

PROPERTY FOR SALE OR LEASE



261 PRIMROSE ST

HAVERHILL, MA

FOR SALE OR LEASE | 9,466 SF INDUSTRIAL BUILDING ON 0.68 AC

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

9,466 SF Industrial Building on 0.68 AC for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,040	41,897	142,852
Total Population	65,843	108,211	388,282
Average HH Income	\$103,654	\$120,655	\$130,596

LOCATION HIGHLIGHTS:

- 1.4 Miles to I-495
- 1.1 Mile to Route 125
- 1 Mile to Route 113

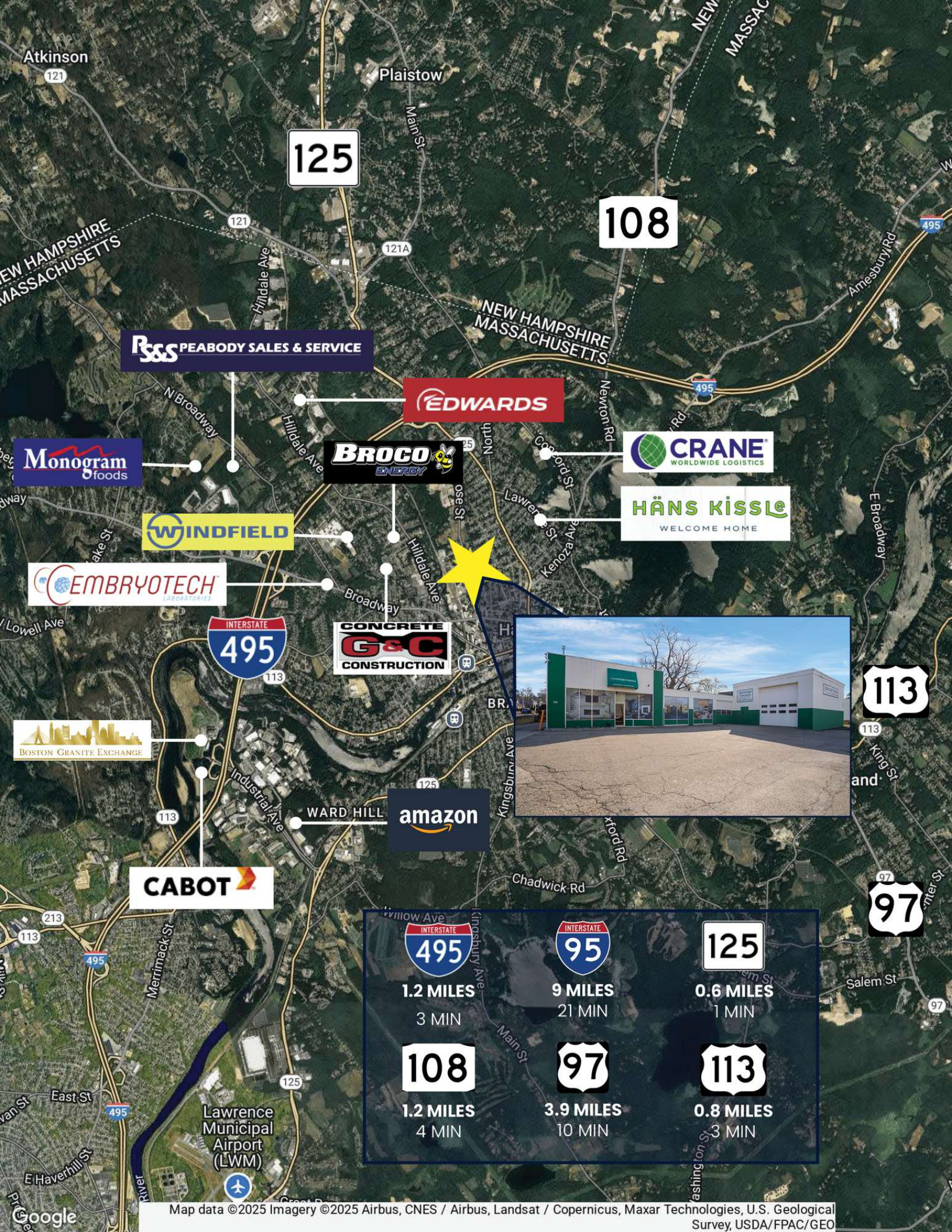
PROPERTY SPECIFICATIONS

Building for Sale:	9,466 SF
Space for Lease:	6,555 SF
Lot Size:	0.68 AC
Roof:	Rubber
Floor:	Concrete
Fire Alarm:	Fire Alarm System connected to Fire Station and monitored
Parking:	20-25
Loading:	4 Drive-ins and 1 loading dock
Zoning:	Commercial District CN
Clear Height:	8'-16'
Heat:	Gas
Water:	City
Lighting:	Flourescent
Sale Price:	\$1,700,000
Lease Rate:	\$10/SF NNN





6,555 SF of contiguous space for Lease



PEABODY SALES & SERVICE

EDWARDS

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WELCOME HOME

WINDFIELD

EMBRYOTECH
LABORATORIES

CONCRETE G&C CONSTRUCTION



BOSTON GRANITE EXCHANGE

amazon

CABOT

1.2 MILES	9 MILES	0.6 MILES
3 MIN	21 MIN	1 MIN
1.2 MILES	3.9 MILES	0.8 MILES
4 MIN	10 MIN	3 MIN

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