

# PROPERTY FOR SALE OR LEASE



## 261 PRIMROSE ST

HAVERHILL, MA

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

NICHOLAS STUBBLEBINE  
MICAH STUBBLEBINE

978.202.0167  
978.265.8101

[nick@stubblebinecompany.com](mailto:nick@stubblebinecompany.com)  
[micah@stubblebinecompany.com](mailto:micah@stubblebinecompany.com)



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



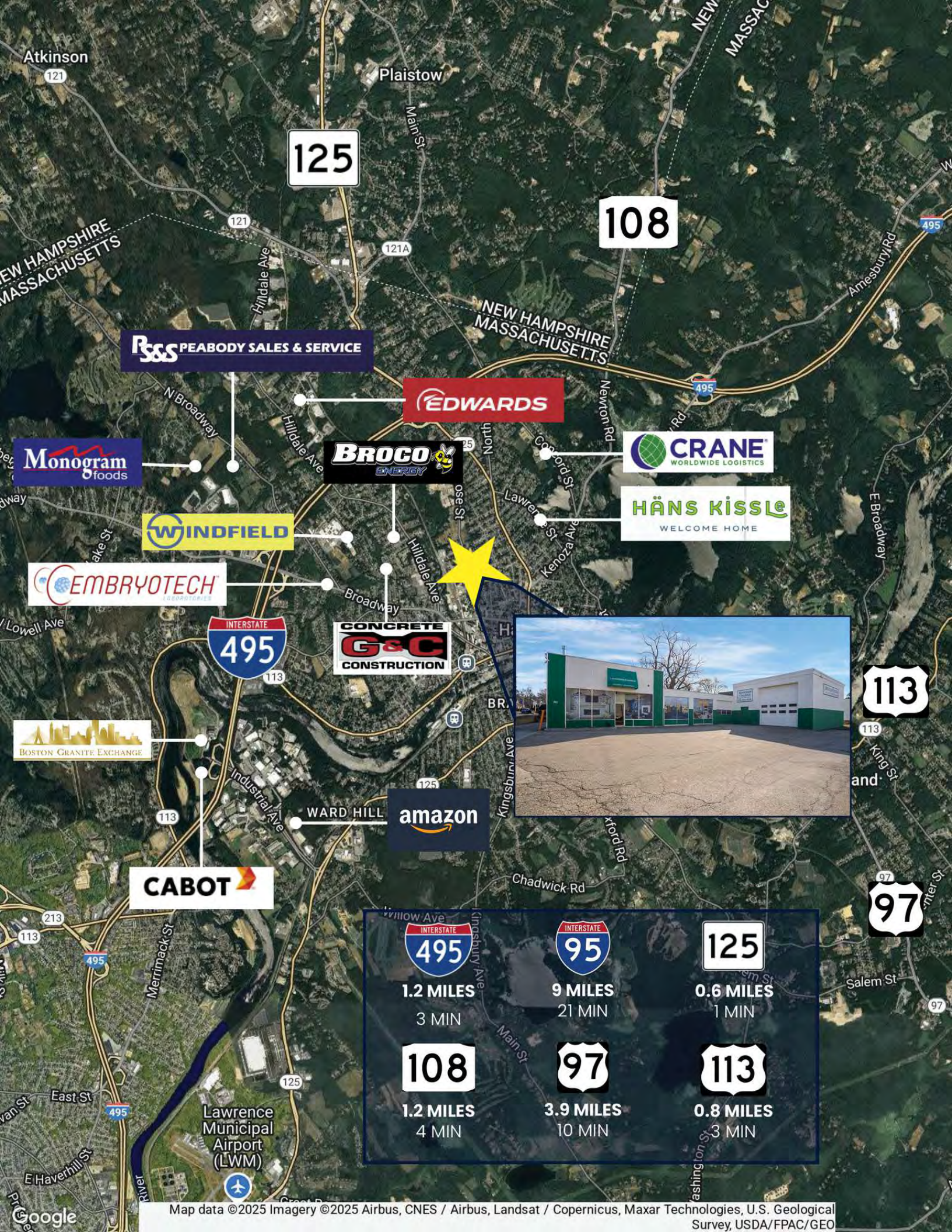






6,555 SF of contiguous space for Lease





**PEABODY SALES & SERVICE**

**EDWARDS**

**BROCO ENERGY**

**CRANE**  
WORLDWIDE LOGISTICS

**HÄNS KISSE**  
WELCOME HOME

**WINDFIELD**

**EMBRYOTECH**  
LABORATORIES

**CONCRETE G&C CONSTRUCTION**



**BOSTON GRANITE EXCHANGE**

**INTERSTATE 495**

**amazon**

**CABOT**

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



# 261 PRIMROSE ST

## HAVERHILL, MA

---

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

**NICHOLAS STUBBLEBINE**  
978.202.0167  
[nick@stubblebinecompany.com](mailto:nick@stubblebinecompany.com)

**MICAH STUBBLEBINE**  
978.265.8101  
[micah@stubblebinecompany.com](mailto:micah@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