



24 RIVER STREET

WINCHESTER, MA

FOR SALE | 8,644 SF INDUSTRIAL BUILDING

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



BOSTON



PROPERTY DESCRIPTION

8,644 SF Building on 0.25 Acres for Sale

PROPERTY HIGHLIGHTS

- 17'6" Clear Height
- Large roll-up door
- Close proximity to I-93 (2 Miles), I-95 (3.8 Miles), and Boston (9 Miles)

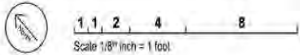
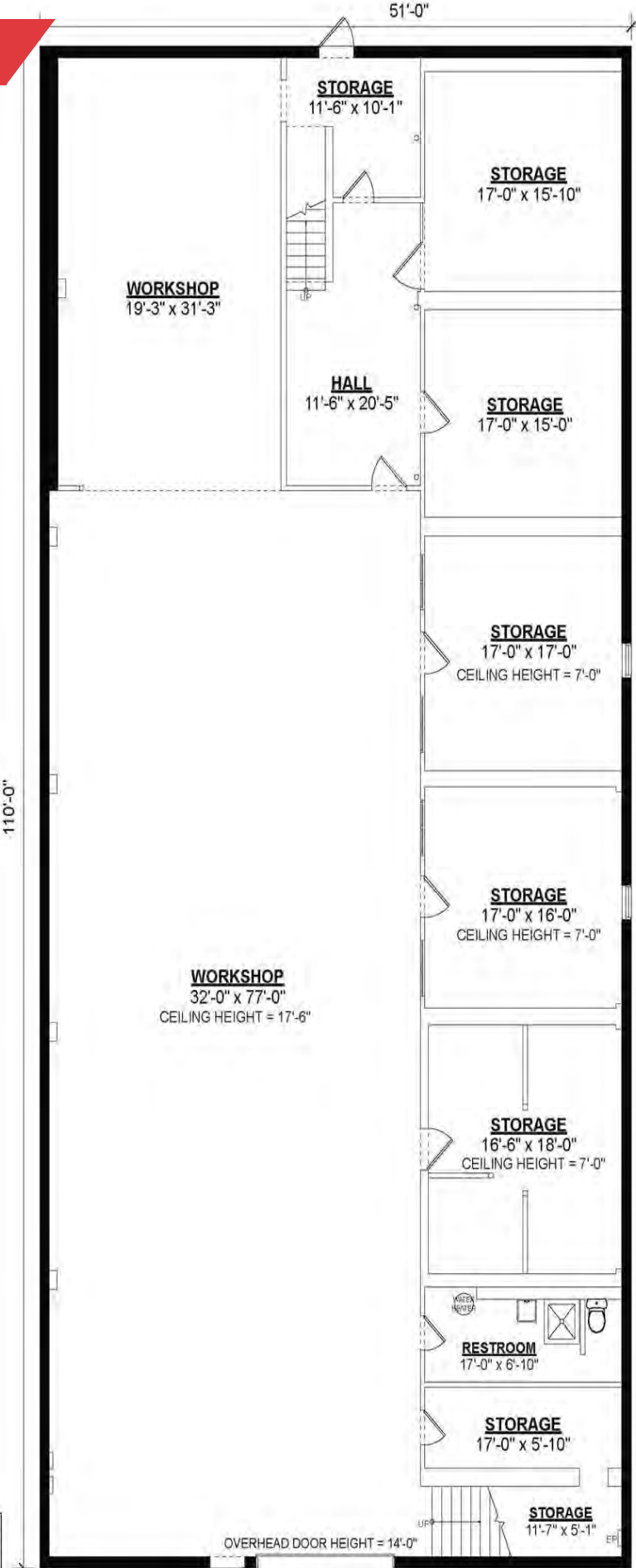
PROPERTY SPECIFICATIONS

Building Size:	8,644 SF
Lot Size:	0.25 Acres
Office Space:	3,034 SF (2nd Floor)
Ceiling Height:	17'6"
Loading:	One (1) Grade-Level Rollup Door (14' High)
RE Taxes:	\$1.33/SF (2025)
Zoning:	Light Industrial
Year Built:	1975
Sale Price:	\$1,830,000

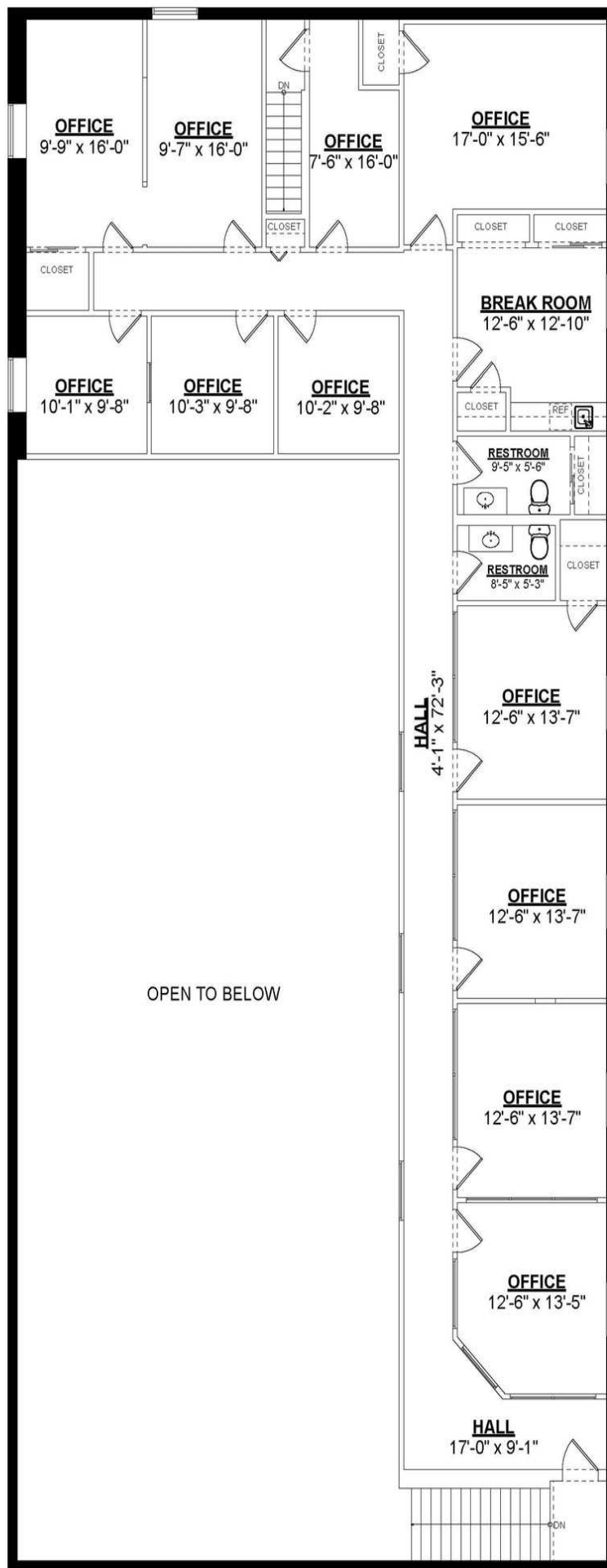
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	37,711	142,362	631,124
Total Population	96,966	356,083	1,590,160
Average HH Income	\$191,664	\$182,789	\$160,792



AREA CALCULATIONS	
First Floor	5,610 SF
Second Floor	3,034 SF
Total Gross Building Area	8,644 SF



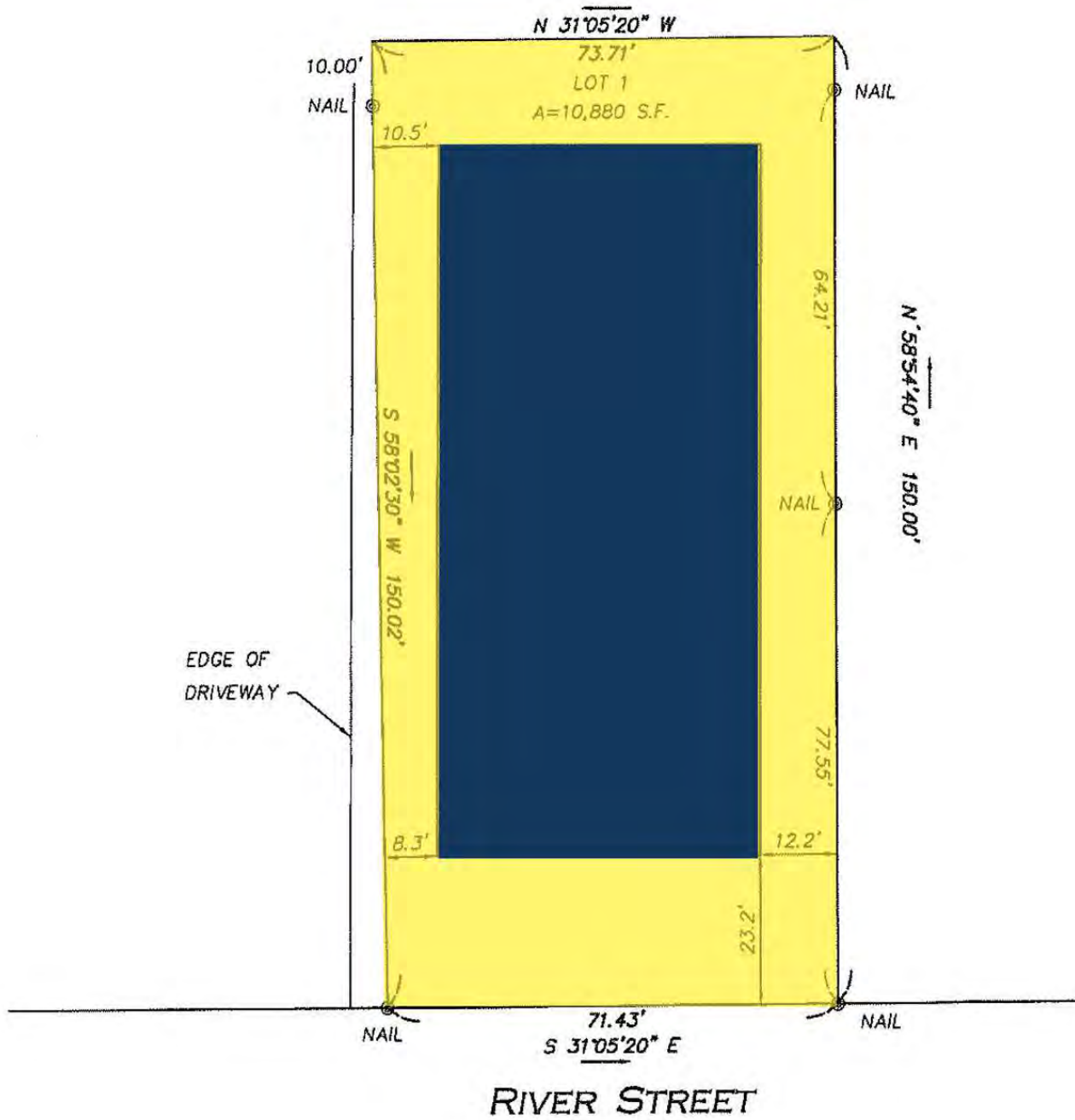
FIRST FLOOR PLAN

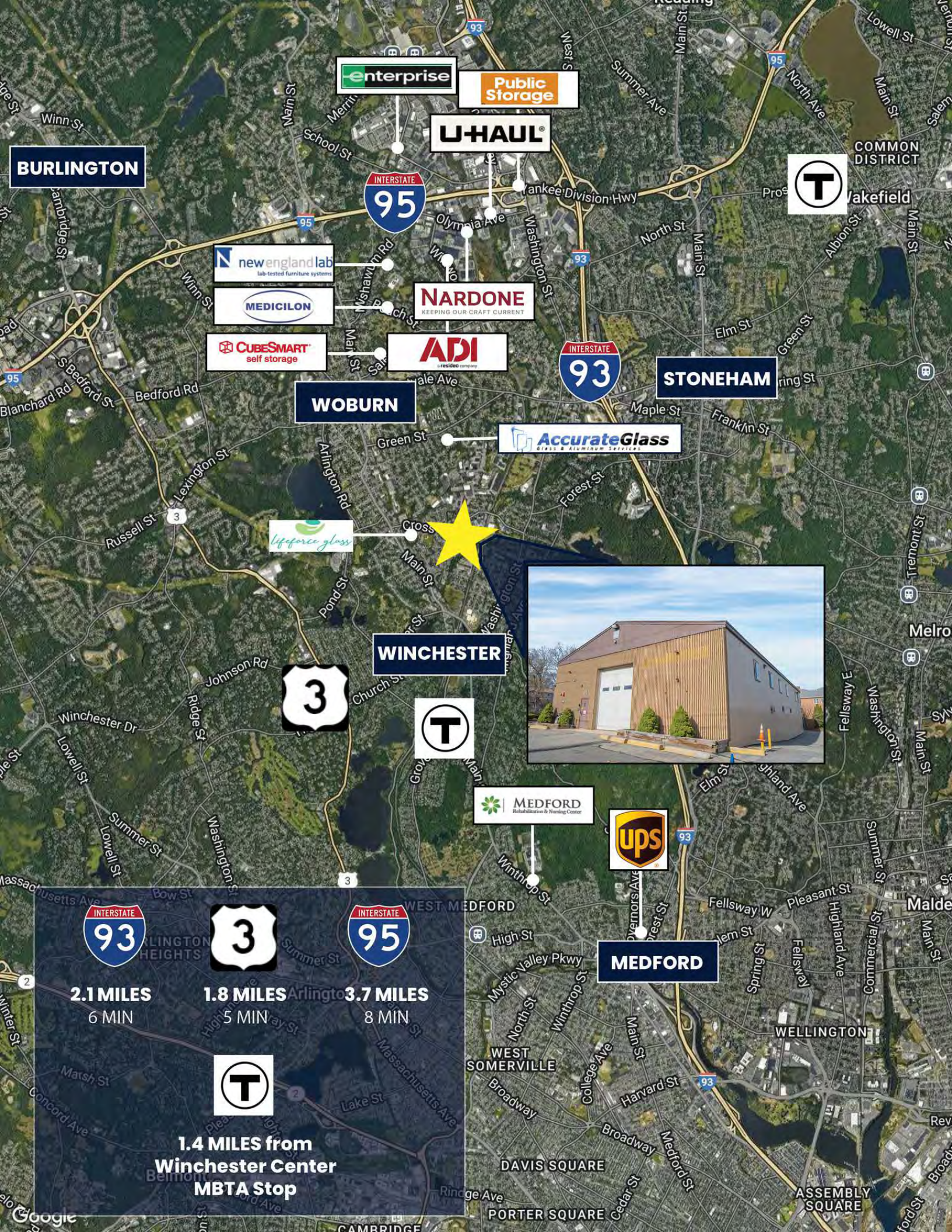


AREA CALCULATIONS	
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SECOND FLOOR PLAN

SITE PLAN





BURLINGTON

enterprise

Public Storage

U-HAUL

INTERSTATE 95

new england lab
lab-tested furniture systems

MEDICILON

NARDONE
KEEPING OUR CRAFT CURRENT

CUBESMART
self storage

ADI
a resideo company

INTERSTATE 93

STONEHAM

WOBURN

AccurateGlass
Glass & Aluminum Services

lifeforce glass



WINCHESTER

3

T



MEDFORD
Medford Veterans & Training Center

ups

MEDFORD

INTERSTATE 93

3

INTERSTATE 95

2.1 MILES
6 MIN

1.8 MILES
5 MIN

3.7 MILES
8 MIN

T

**1.4 MILES from
Winchester Center
MBTA Stop**

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