

3 HIGHLAND ROAD

ABINGTON, MA



15,000 SF

INDUSTRIAL BUILDING ON 0.94
ACRES FOR SALE



CONTACT:
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EXCLUSIVE OFFERING
THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

15,000 SF Industrial Building on 0.96 Acres for Sale

PROPERTY HIGHLIGHTS

- Great visibility from Route 18
- Easy access to Route 3
- Individual contractor bays
- In-place income

OFFERING SUMMARY

SALE PRICE:	Market
LOT SIZE:	0.96 Acres
CEILING HEIGHTS:	14'-16' Clear
LOADING:	11 Drive-in doors
PARKING:	32 Spaces
YEAR BUILT:	1988
UTILITIES:	Town water/sewer
BUILDING SIZE:	15,000 SF

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,459	5,806
TOTAL POPULATION	6,181	14,696
AVERAGE HH INCOME	\$92,891	\$92,041

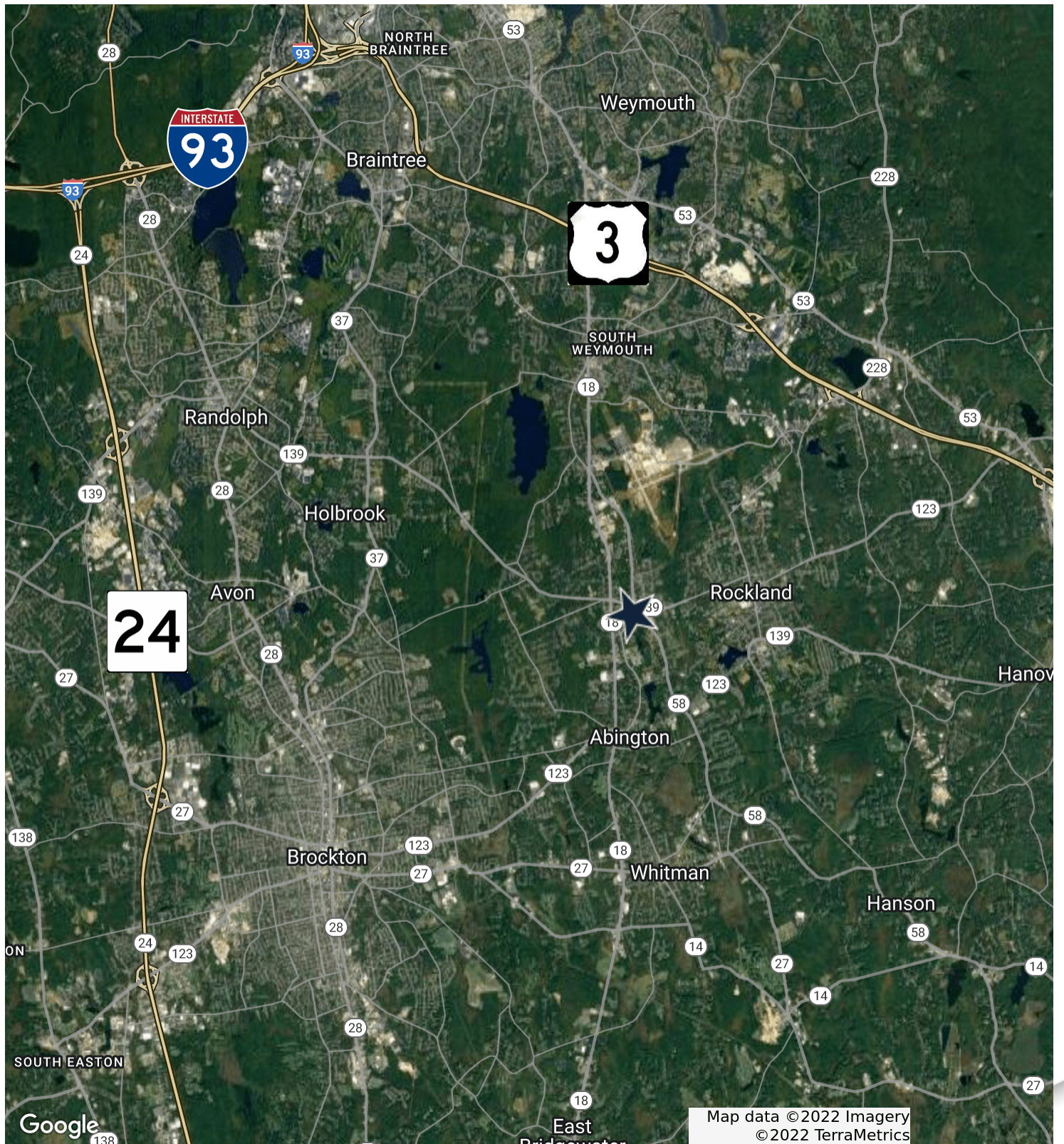
RENT ROLL

Tenant	Suite	Expiration	SF	Rent/SF	Annual Rent	Monthly Rent	Notes
Owner Occupied	A		1,250				
Owner Occupied	B		1,250				
Champion Auto Services	C-D	Mar-23	2,500	\$14.83	\$37,080.00	\$3,090.00 \$3,182.70	Auto 1 yr extension
PB Roofing LLC	E	Mar-23 Mar-24 Mar-25	1,250	\$21.12	\$26,400.00	\$2,200.00 \$2,325.00 \$2,400.00	Auto 1 yr extensions
Yaz's Farmhouse Group LLC	F	TAW	1,800	\$10.00	\$18,000.00	\$1,500.00	
VACANT	G		1,250				
Fast Wrap Corp	H	Feb-23 Feb-24	1,250	\$14.88	\$18,600.00	\$1,550.00 \$1,600.00	- Auto 1 yr extension
County Craftsmen Construction Corp.	I	Jun-23 Jun-24	1,250	\$15.27	\$19,092.00	\$1,591.00 \$1,639.00	Auto 1 yr extension
Owner Occupied	J		1250				
Owner Occupied	K		1,250				-
Owner Occupied	L		1,250				
Totals			15,550		\$119,172.00	\$9,931.00	

ADDITIONAL PHOTO



LOCATION MAP



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