



46 STAFFORD ST.

LAWRENCE, MA

FOR LEASE | 179,258 SF INDUSTRIAL SPACE AVAILABLE

- Class A Industrial Manufacturing Building
- 31' Clear Height
- 2 Miles from Route 93
- Subdividable

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

596,181 SF Industrial Building on 14.5 AC +/-
179,258 SF Available, Subdividable For Lease

PROPERTY HIGHLIGHTS

- Class A Industrial Manufacturing Building
- 31' Clear Height
- 2 Miles from Route 93
- Utilities: Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	50,006	73,509	202,550
Total Population	146,068	207,847	558,922
Average HH Income	\$92,246	\$112,419	\$129,565

PROPERTY SPECIFICATIONS

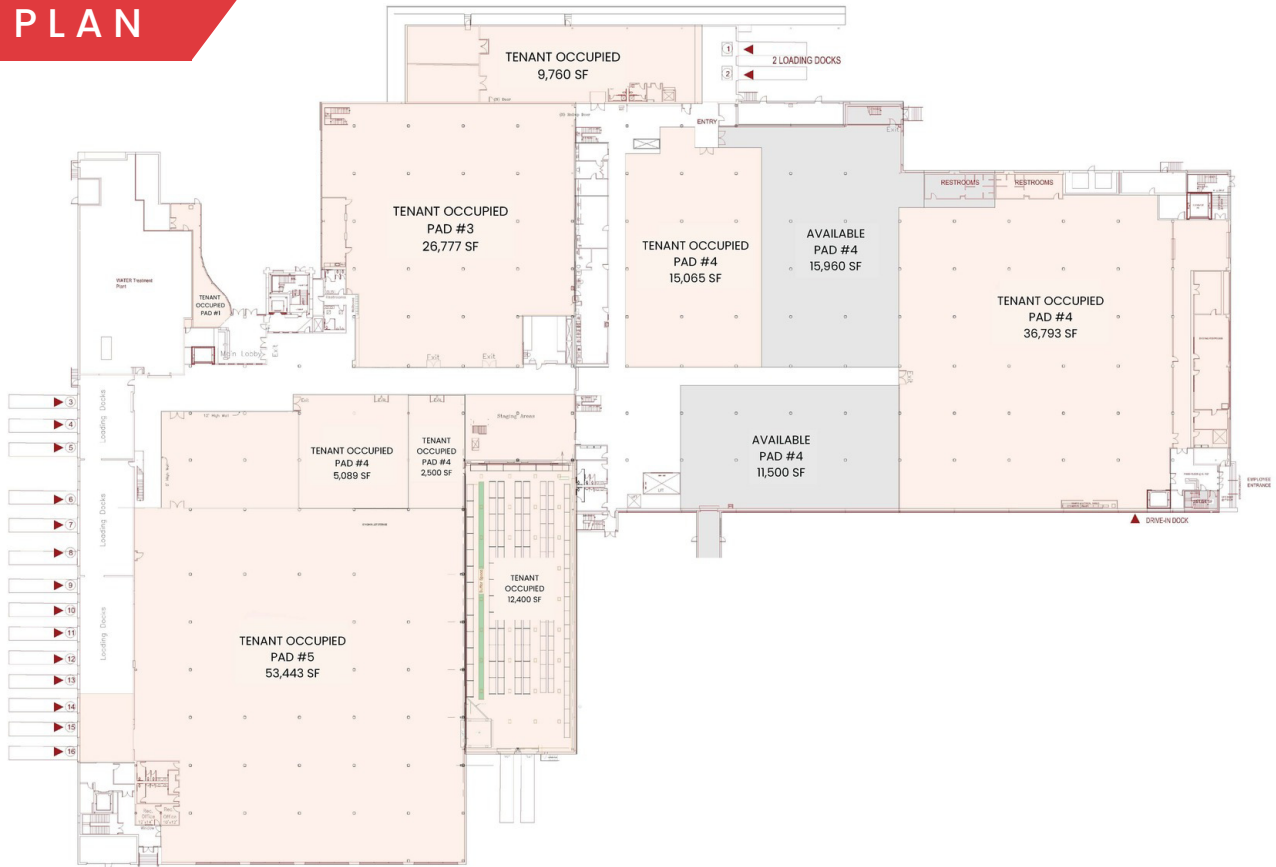
Building Size:	596,181 SF
Available Subdividable:	179,258 SF
Lot Size:	14.5
Stories:	3
Class:	A
Docks:	17 ext 17 int
Drive Ins:	2 tot./12' w x 12' h
Columns:	32'w x 28'd
Sprinklers:	Dry
Year Built:	1996
Floor Thickness:	6"
Parking:	Surface - 390
Clear Height:	31'
Power:	800a/120 - 480v 3p 4w Heavy
Levelers:	17 int
Construction:	Steel
Cross Docks:	Yes
Lease Rate:	Market







SITE PLAN

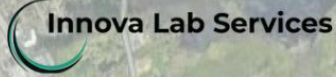


Scale 1/64" = 1'-0"
IndusPAD: 1st Floor Layout with Tenant Locations



Scale 1/64" = 1'-0"
IndusPAD: 2nd Floor Layout with Tenant Locations

INDUSTRIAL AREA



MASSACHUSETTS
NEW HAMPSHIRE

213

113

28

METHUEN



46 STAFFORD ST.
LAWRENCE, MA



HIGHWAY PROXIMITY

INTERSTATE 495	2.7 MILES 10 MINUTES
INTERSTATE 93	1.7 MILES 7 MINUTES
28	0.2 MILES 2 MINUTES

LAWRENCE



INDUSTRIAL AREA



Merrimack River

46 STAFFORD ST

LAWRENCE, MA

FOR LEASE | 179,258 SF INDUSTRIAL COMPLEX AVAILABLE

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