



46 STAFFORD ST.

LAWRENCE, MA

FOR LEASE | 188,591 SF INDUSTRIAL SPACE AVAILABLE

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

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

596,181 SF Industrial Building on 14.5 AC +/-
188,591 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

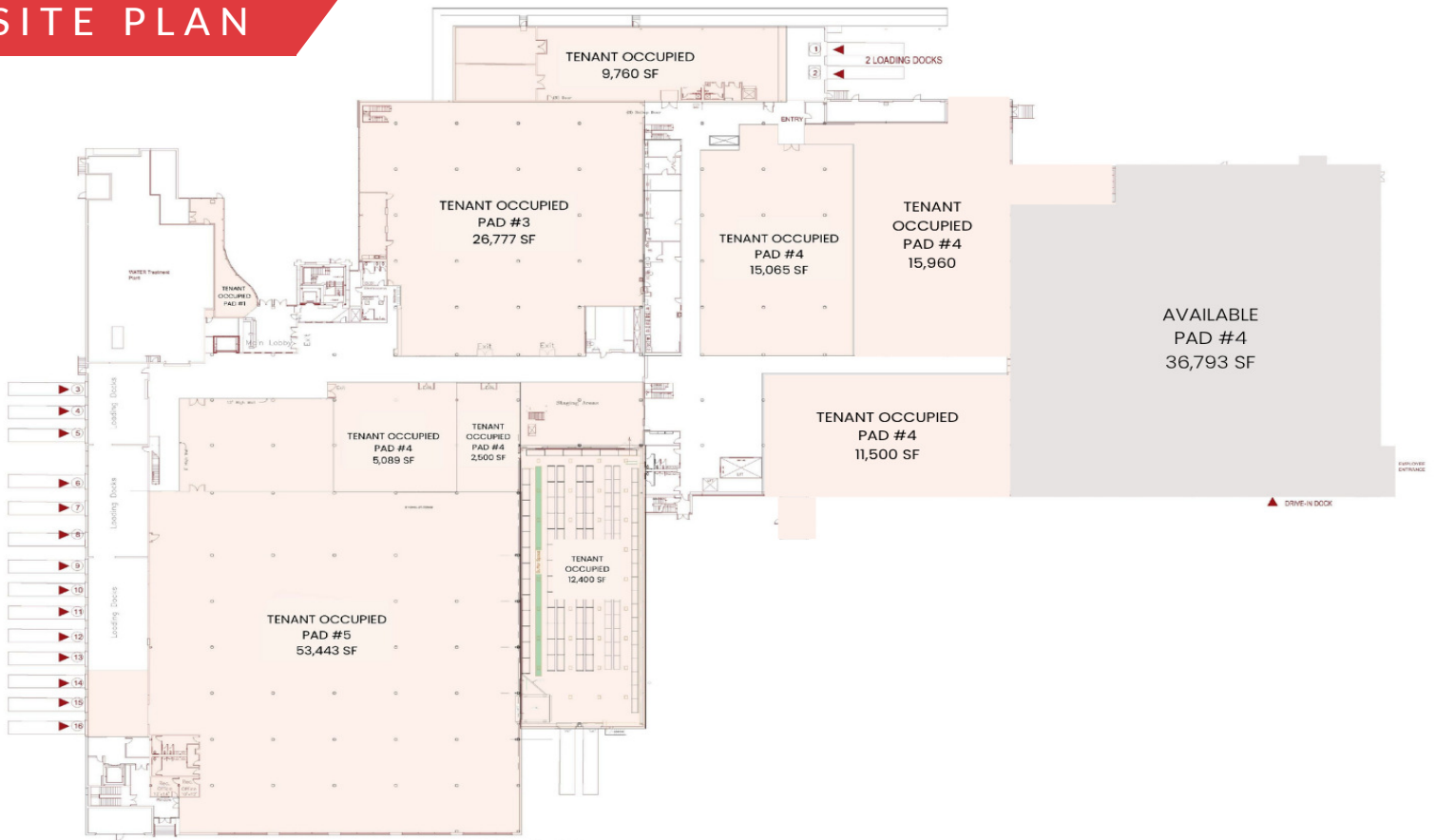
Building Size:	596,181 SF
Available Subdividable:	188,591 SF
Lot Size:	14.5
Stories:	3
Class:	A
Docks:	17 ext 17 int
Drive Ins:	2 tot./12' w x 12' h
Columns:	32'w x 28'd
Sprinklers:	Dry
Year Built:	1996
Floor Thickness:	6"
Parking:	Surface - 390
Clear Height:	31'
Power:	50,000a/120 - 480v 3p 4w Heavy
Levelers:	17 int
Construction:	Steel
Cross Docks:	Yes
Lease Rate:	Market



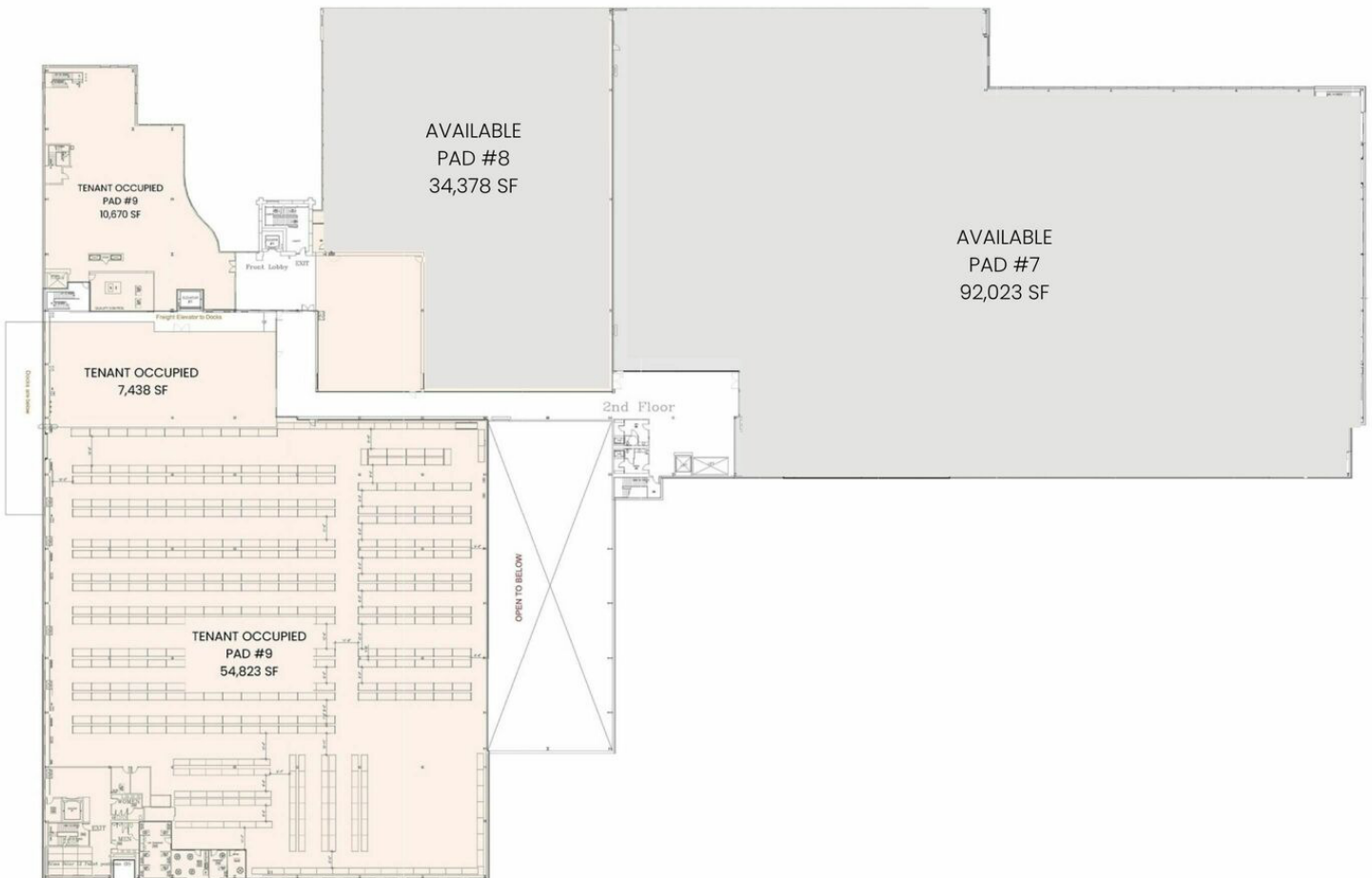




SITE PLAN

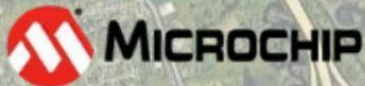
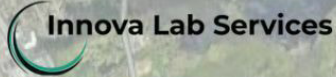


IndusPAD: 1st Floor Layout with Tenant Locations



IndusPAD: 2nd Floor Layout with Tenant Locations

INDUSTRIAL AREA



MASSACHUSETTS
NEW HAMPSHIRE

213

113

28

METHUEN

INTERSTATE
93

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

INDUSTRIAL AREA



LAWRENCE



INTERSTATE
495

46 STAFFORD ST

LAWRENCE, MA

FOR LEASE | 188,591 SF INDUSTRIAL COMPLEX AVAILABLE

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