

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
CORFAC 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:	$6.50-$9.95/SF NNN




STORM DRAIN
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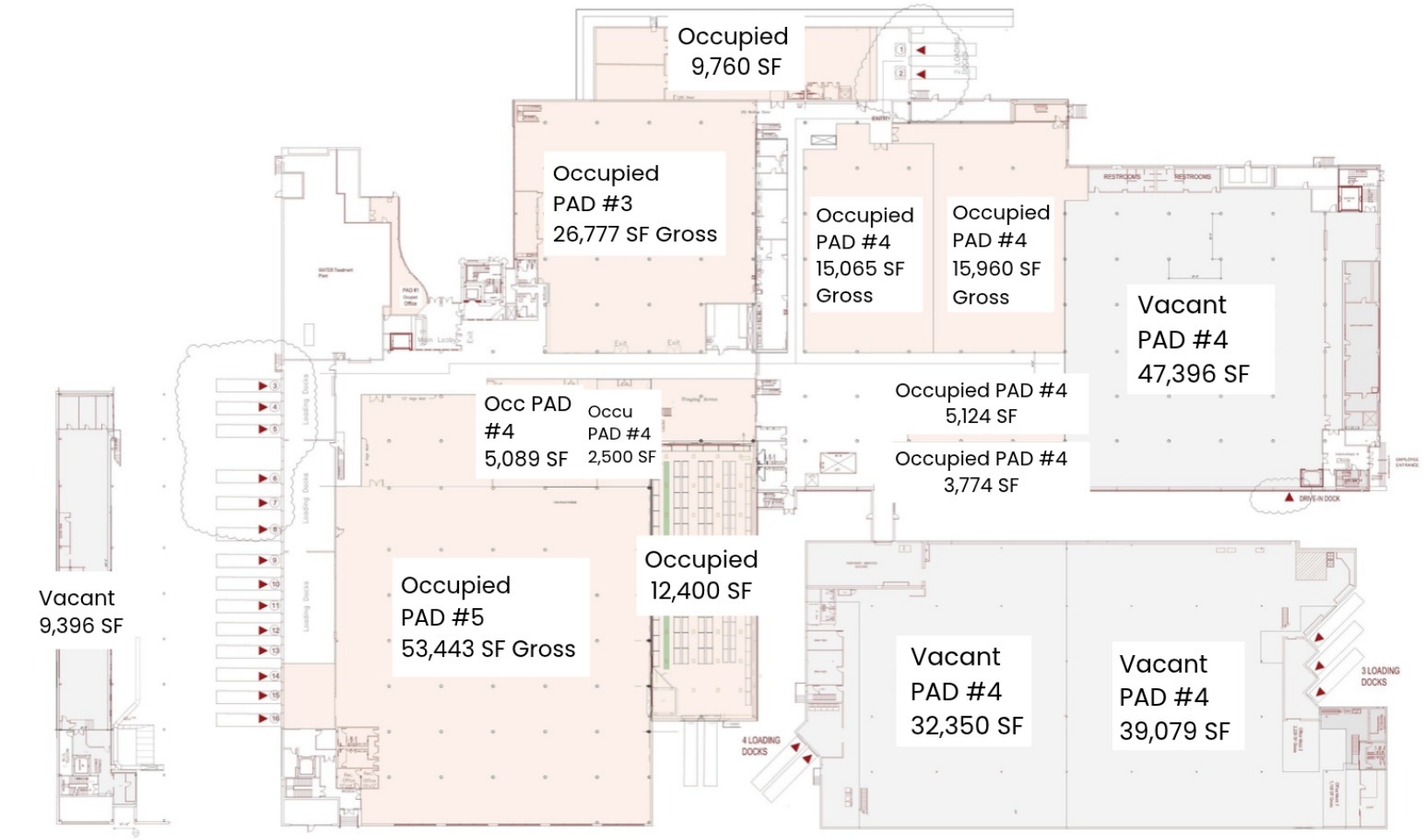



FIRE
EXIT

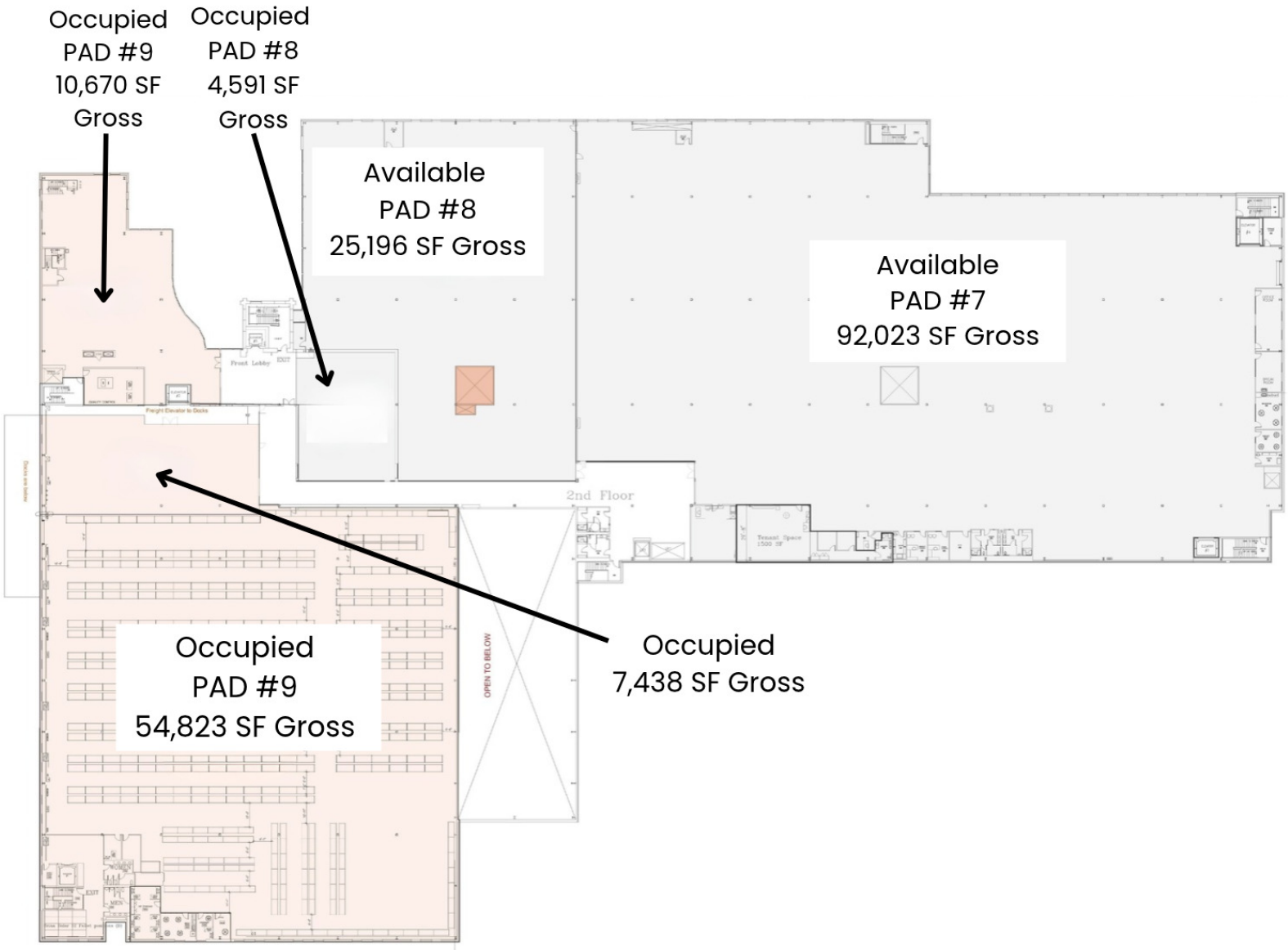



RAYMOND
TOYOT

FLOOR PLAN



IndusPAD: 1st Floor Layout with Tenant Locations



IndusPAD: 2nd Floor Layout with Tenant Locations


INDUSTRIAL AREA
Century Box
Packaging Redefined
Innova Lab Services
PROXY
MANUFACTURING, INC
COLONY FOODS
INCORPORATED
UTEC
BREAKING BARRIERS TO YOUTH SUCCESS
RUBY
INSURANCE AGENCY
NEW ENGLAND
SHUTTER MILLS
MICROCHIP
MASSACHUSETTS
NEW HAMPSHIRE
213
113
28
METHUEN
HIGHWAY PROXIMITY
INTERSTATE
495
2.7 MILES
10 MINUTES
INTERSTATE
93
1.7 MILES
7 MINUTES
28
0.2 MILES
2 MINUTES
INTERSTATE
93
46 STAFFORD ST.
LAWRENCE, MA
LAWRENCE
INDUSTRIAL AREA
ASAHI/AMERICA
Your Experts in Plastics™
IRPP
CHARM
SCIENCES INC
BRODIE
Established 1948
Material Handling Specialist
Merrimack River
GJC
GENERAL
INSULATION COMPANY, INC.
NNR
UNITED
Tool & Machine
PRECISELY
Eastern
GARAGE DOOR
SAWTECH
METAL CUTTING SPECIALISTS
OPEN LETTER
MARKETING
CENTURY SPACE
THE
STUBBLEBINE
COMPANY
CORPAC INTERNATIONAL
INTERSTATE
495



46 STAFFORD ST

LAWRENCE, MA

FOR LEASE | 188,591 SF INDUSTRIAL COMPLEX AVAILABLE

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