

New Reduced Price: \$1,525,000



# 72 SOUTH KIMBALL STREET

## HAVERHILL, MA

FOR SALE OR LEASE | TWO INDUSTRIAL BUILDINGS TOTALING 10,600 ~ SF

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EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# Building A



# Building B



## OFFERING SUMMARY

Lot Size:	1.07 Acres
Available SF:	10,600 SF
Zoning:	General Business
Power:	400 Amps; 480 volt/3-phase
Lease Rate:	\$10/SF NNN
Sale Price:	\$1,525,000

## BUILDING A SPECIFICATIONS

BUILDING SIZE:	3,600 ~ SF
LOADING:	1 Drive-in door 1 Loading dock
CLEAR HEIGHT:	12' - 14'
WATER:	Water runs from Building B
GAS:	Natural
ROOF:	Rubber Membrane
FLOOR:	Concrete

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,400	23,548	38,460
Total Population	11,754	58,254	96,270
Average HH Income	\$69,610	\$82,406	\$97,261

## BUILDING B SPECIFICATIONS

BUILDING SIZE:	7,000 ~ SF
LOADING:	2 Loading docks
COLUMNS:	Ground Floor
CLEAR HEIGHT:	10'
WATER:	Town water/sewer
GAS:	Natural
ROOF:	New Roof (2021) Architectural fiberglass composite
FLOOR:	Concrete
SPRINKLER:	Wet system



# BUILDING A





## BUILDING B



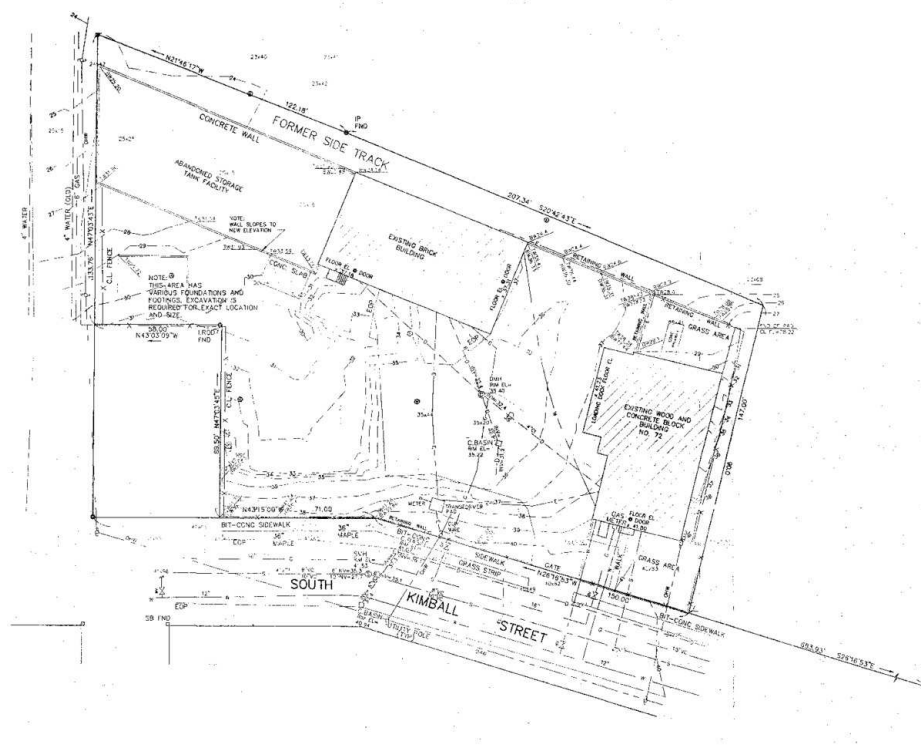


## OFFICE SPACE

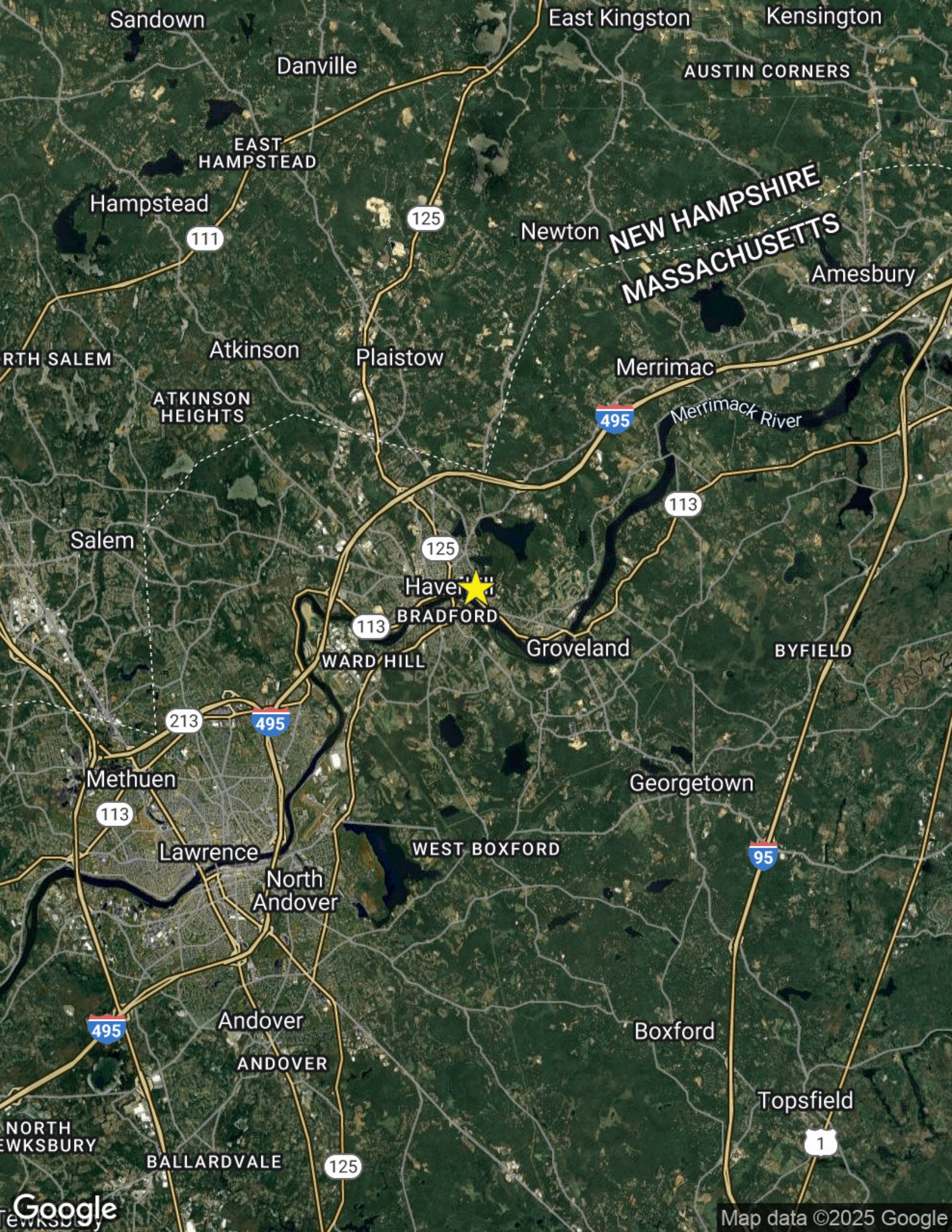




# SITE PLAN







Sandown

East Kingston

Kensington

Danville

AUSTIN CORNERS

EAST  
HAMPSTEAD

Hampstead

111

125

Newton

NEW HAMPSHIRE  
MASSACHUSETTS

Amesbury

RTH SALEM

Atkinson

Plaistow

Merrimac

ATKINSON  
HEIGHTS

495

Merrimack River

113

Salem

125

Haverhill

BRADFORD

113

WARD HILL

Groveland

BYFIELD

213

495

Methuen

113

Lawrence

North  
Andover

WEST BOXFORD

Georgetown

95

Andover

ANDOVER

Boxford

Topsfield

1

NORTH  
NEWBURY

BALLARDVALE

125

Google

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