



# 72 SOUTH KIMBALL STREET

HAVERHILL, MA

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

- New Reduced Price: \$1,450,000
- Modern office space
- All municipal utilities available

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL



# Building A



# Building B



## PROPERTY SPECIFICATIONS

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:	\$1,450,000

## 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

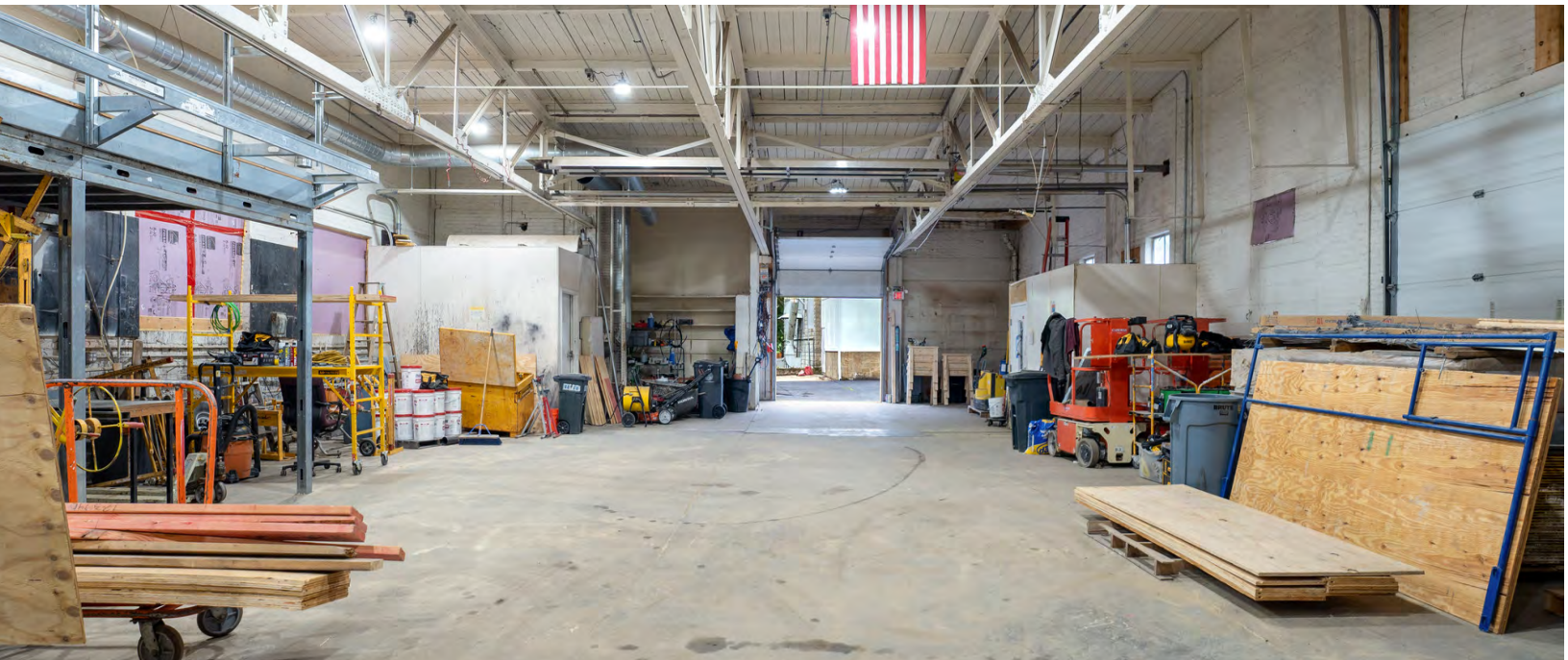
	1 MILE	3 MILES	5 MILES
Total Households	5,400	23,548	38,460
Total Population	11,754	58,254	96,270
Average HH Income	\$69,610	\$82,406	\$97,261

## 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



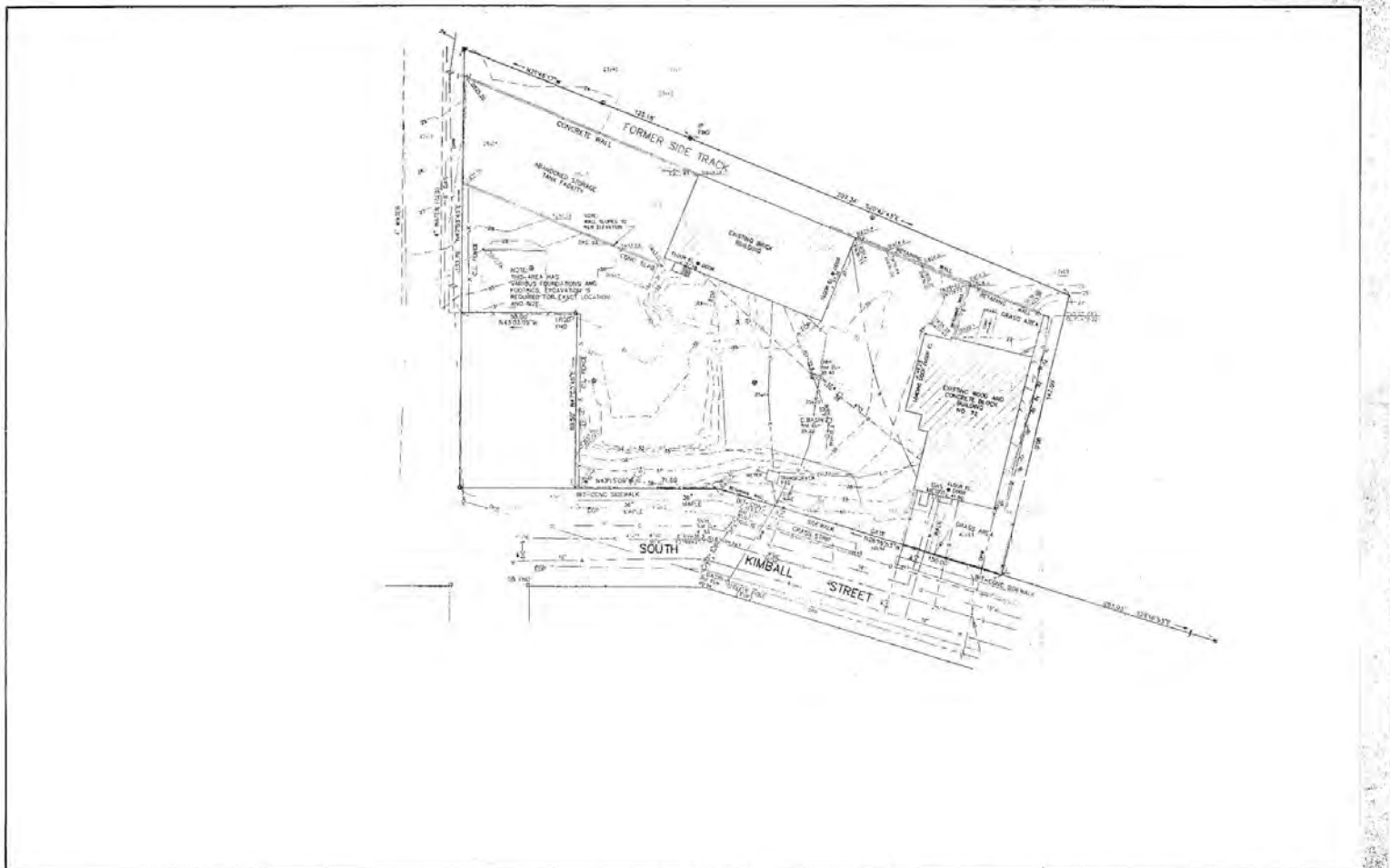


## OFFICE SPACE

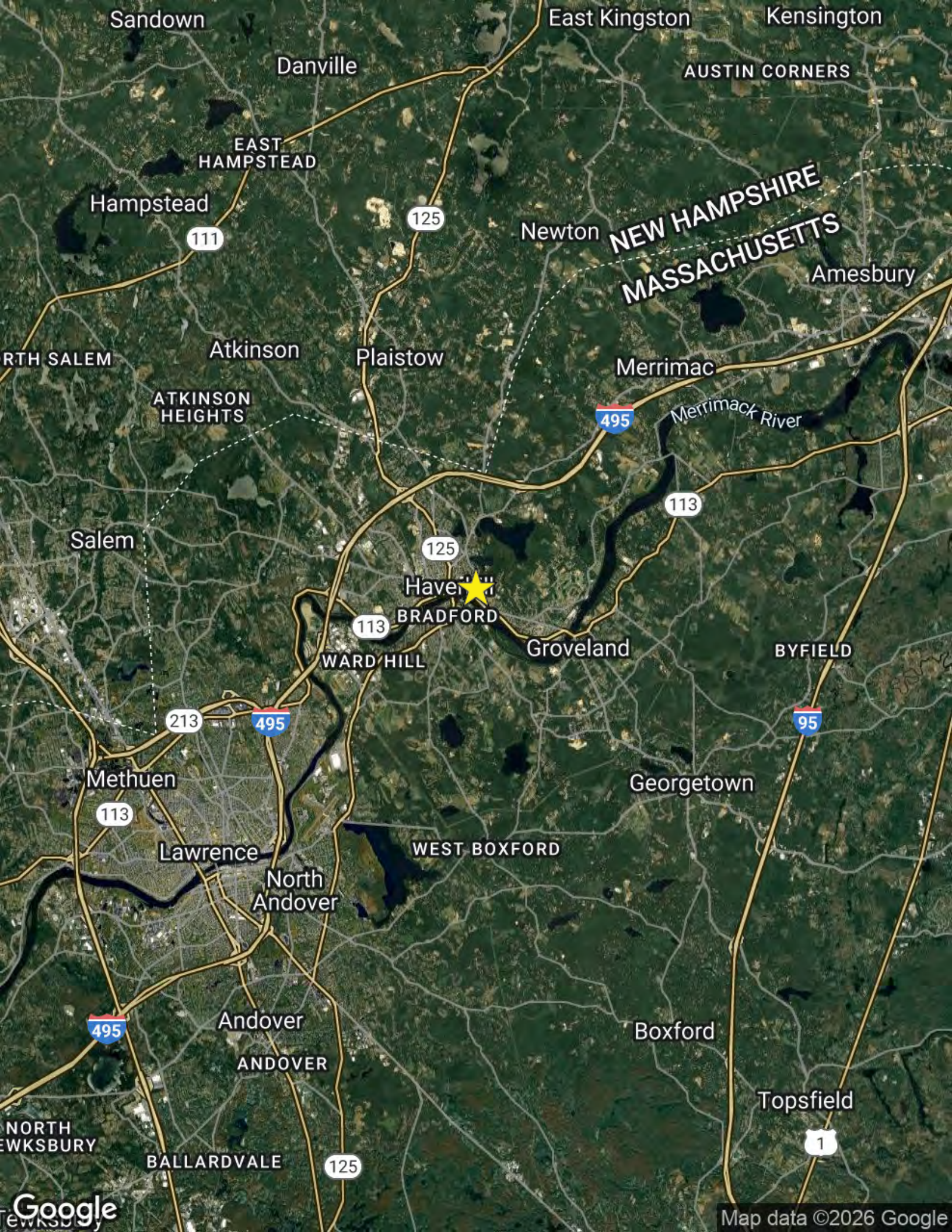




## An aerial photograph of a residential neighborhood. A large, irregularly shaped property is outlined in yellow. This property includes a large, flat, paved area (possibly a parking lot or driveway) and a smaller, grassy area. To the left of the yellow-outlined property is a dense line of green trees. To the right is a row of houses with various roof colors (grey, brown, blue). In the foreground, there are more houses and a street with parked cars. A red banner in the top left corner contains the text 'SITE PLAN' in white capital letters.









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