

PRICE REDUCTION



30 MAIN STREET

ACTON, MA

FOR SALE OR LEASE | 6,213 SF INDUSTRIAL BUILDING ON 3.02 AC

- Large Parking Lot
- 2.1 Miles to Route 2
- 6.2 Miles to Route 495
- 16' – 22' Clear Height
- Former Village Saab dealership property

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,213 SF Industrial Building on 3.02 AC for Sale or Lease

PROPERTY HIGHLIGHTS

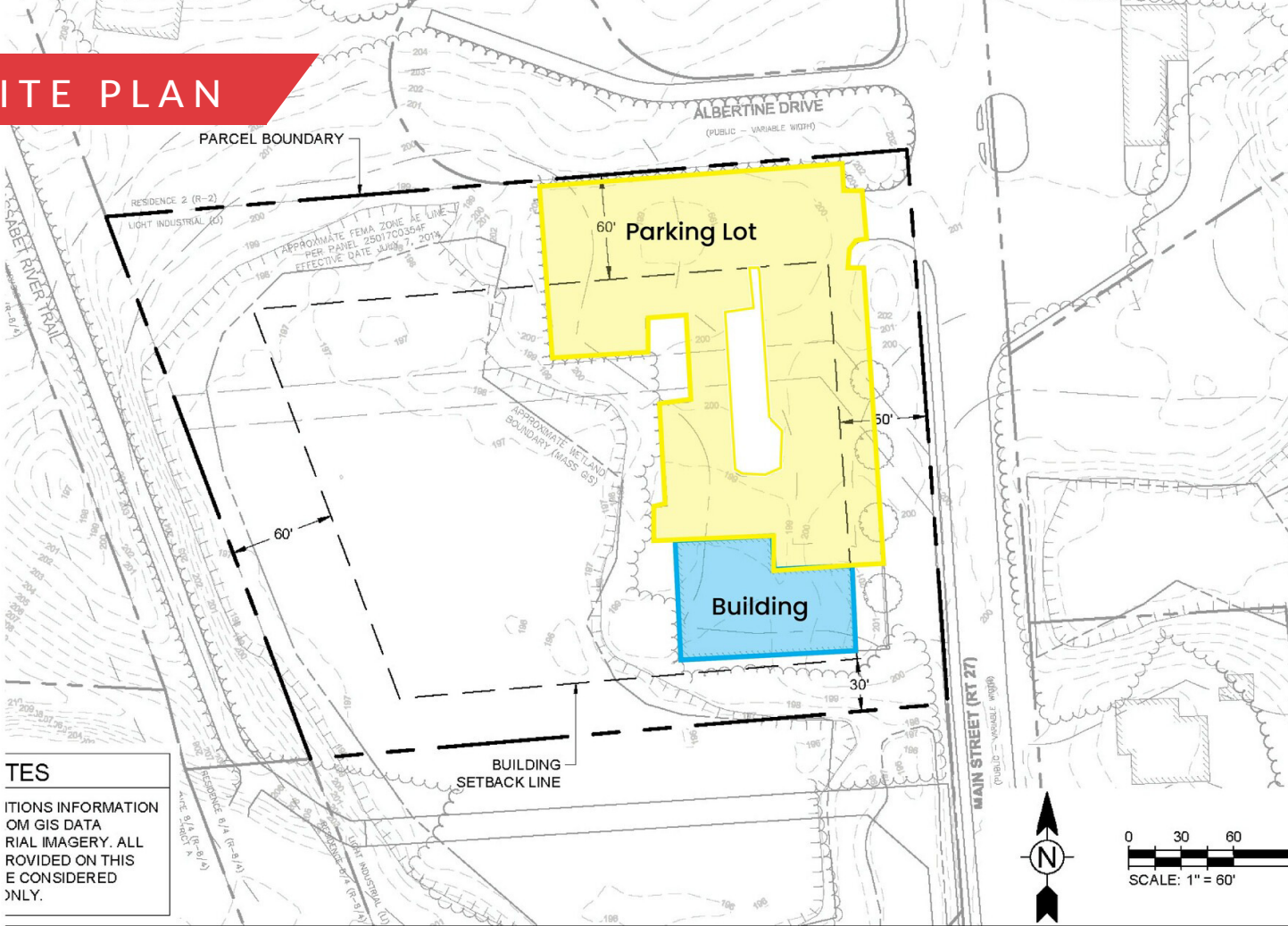
- 2.1 Miles to Route 2
- 6.2 Miles to Route 495
- Parking Area: 28,248 +/- SF
- 16’ – 22’ Clear Height
- Three (3) vehicle lifts
- Floor drains (goes to 1500 gallon above ground holding tank)
- Air lines
- LED lights
- Groundwater Protection Zone 2
- Free span in garage

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,980	25,732	94,725
Total Population	33,848	69,327	250,583
Average HH Income	\$213,783	\$234,881	\$205,249

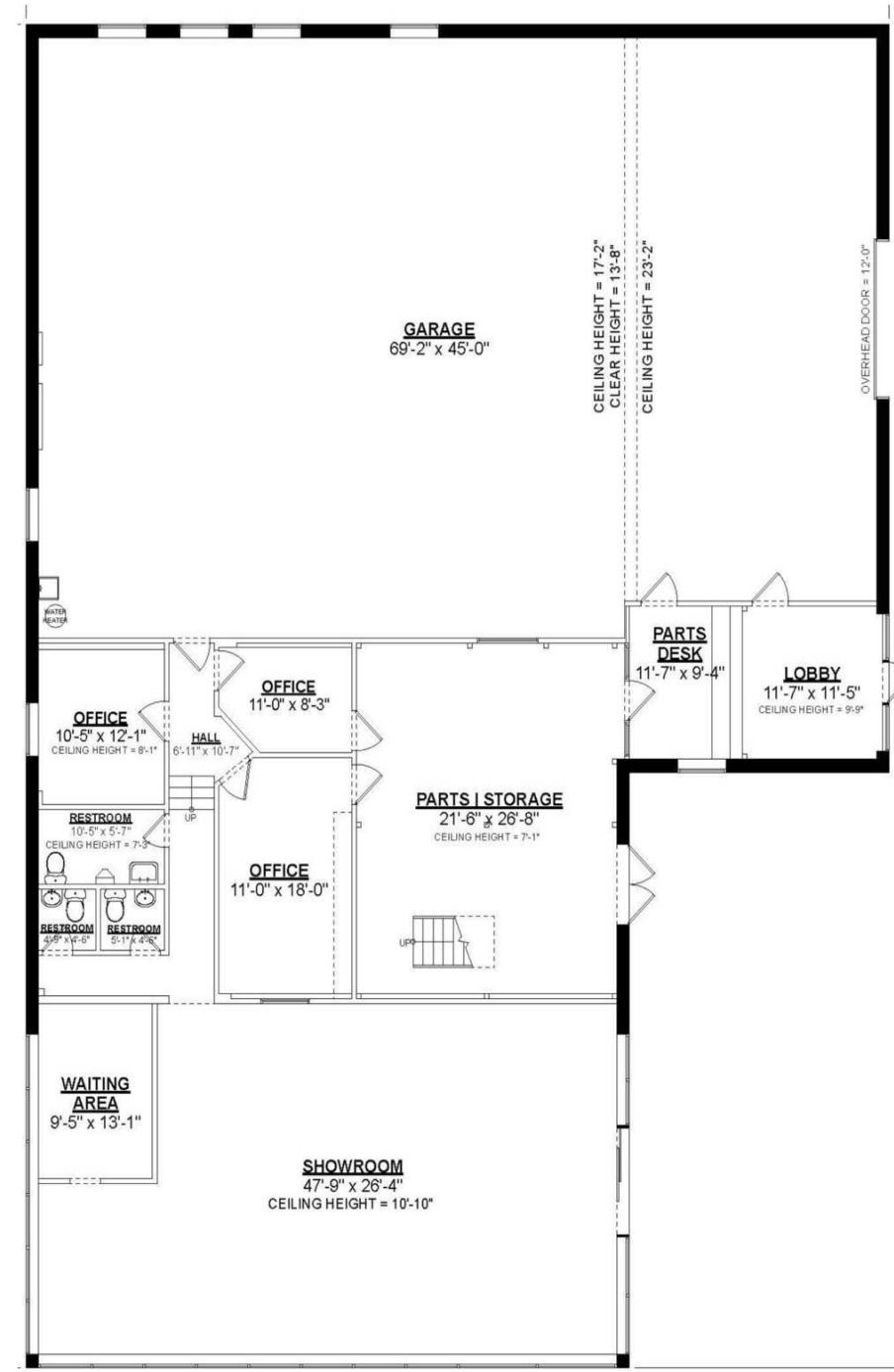
PROPERTY SPECIFICATIONS

Building Size (footprint):	6,213 SF
Additional Unfinished Mezzanine Space:	1,649 SF
Lot Size:	3.02 AC
Loading:	One (1) 12'x12' roll up door
Construction:	Steel frame& masonry block
Ceiling Height (garage):	16'-22' clear
Zoning:	Light Industrial (LI)
Roof:	Rubber membrane (2022)
HVAC:	gas heater in warehouse; Rooftop AC unit (2022)
Property Taxes (2025):	\$20,698
Septic:	Private Septic
Age:	1970
Lease Rate:	\$34/SF NNN
Sale Price:	\$2,500,000

SITE PLAN



FLOOR PLAN









Methods



BOSTON AREA
GLEANERS

FedEx



Phoenix Controls

REX



LUMBER COMPANY

HAARTZ

HAARTZ

Northeast Specialty Insulations, Incorporated dba



POLY-CEL



Acton's Main Street
— Mini-Storage, Inc. —

"Where Your Belongings Feel Right at Home"

HIGHWAY PROXIMITY



7.8 MILES



2.1 MILES

Harvard

BOSTON
30 MILES

WORCESTER
28 MILES

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ACTON, MA

30 MAIN STREET

ACTON, MA

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