



# 30 MAIN STREET

ACTON, MA

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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

CORPAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

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

## PROPERTY HIGHLIGHTS

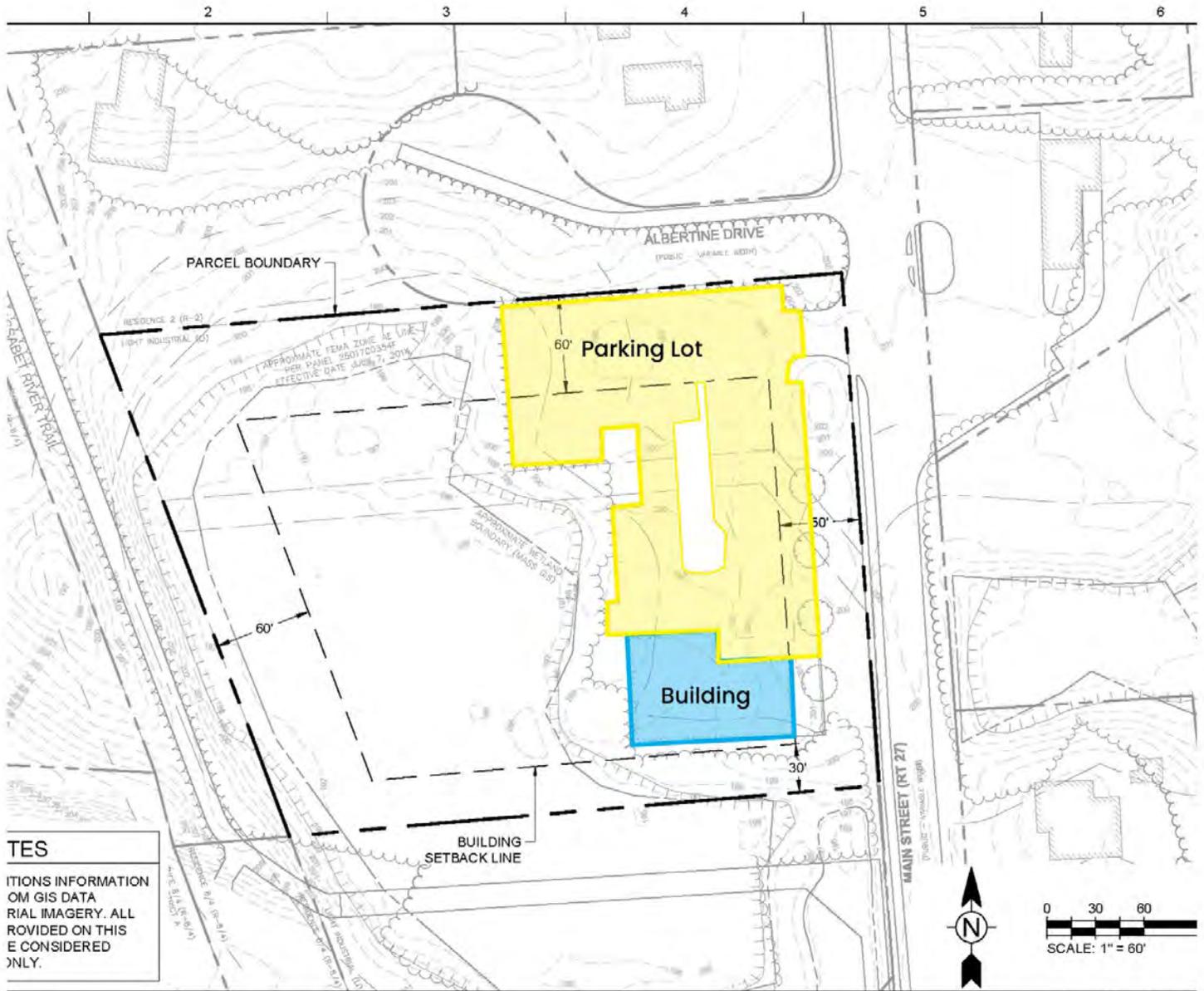
- 2.1 Miles to Route 2
- 6.2 Miles to Route 495
- Parking Area: 28,248 +/- SF
- 16' – 22' Clear Height
- Six (6) vehicle lifts
- Floor drains (goes to 1500 gallon above ground holding tank)
- Air lines
- LED lights
- Free span in garage
- Class A Dealer License

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

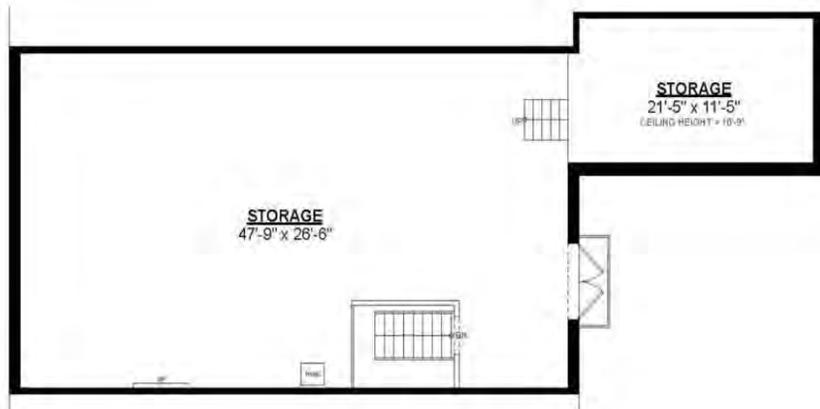
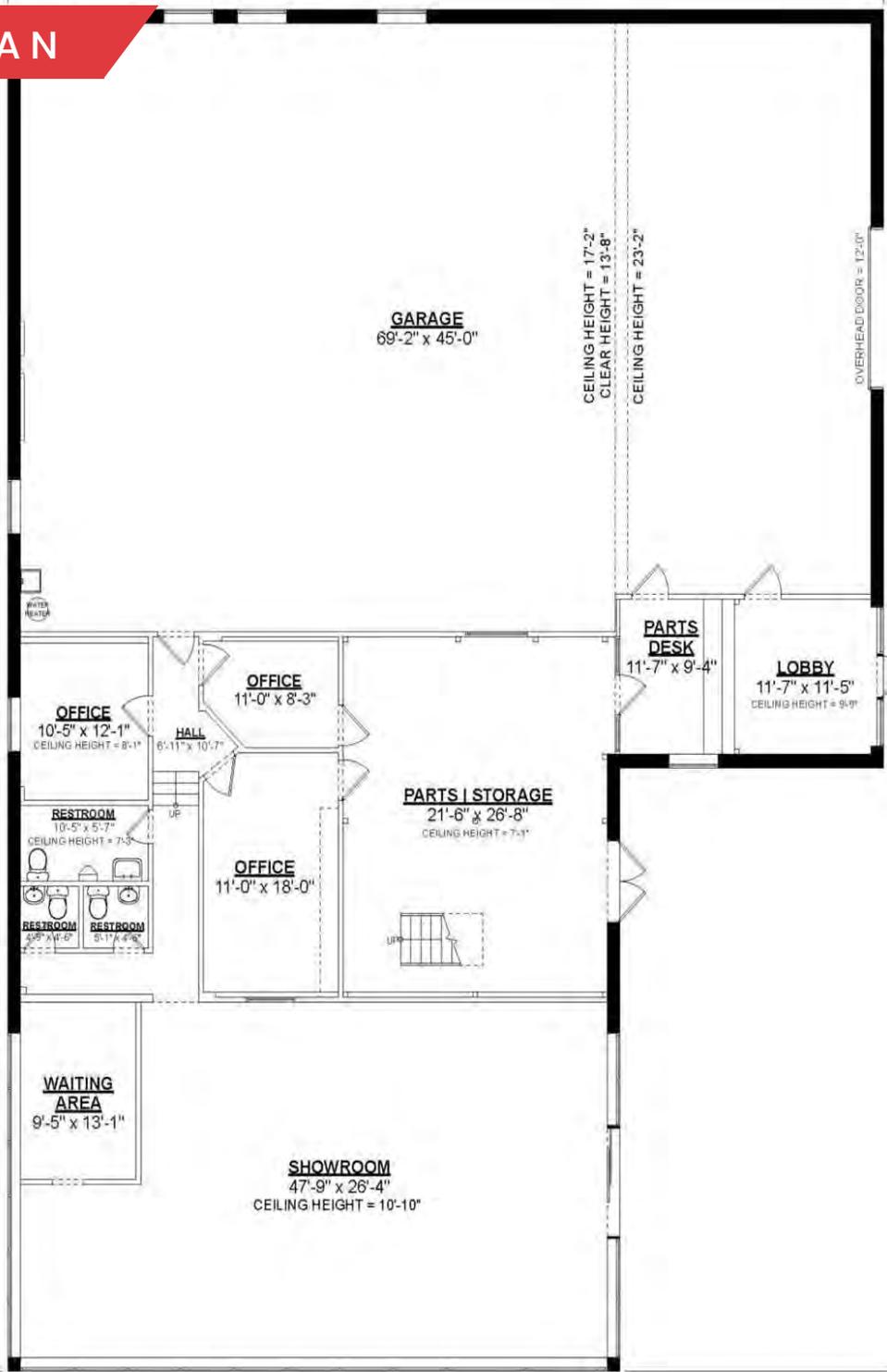
Building Size (footprint):	6,213 SF
Additional Unfinished Mezzanine Space:	1,649 SF
Lot Size:	3.02 AC
Loading:	One (1) 12'x12' roll up door
Construction:	Steel frame & masonry block
Ceiling Height (garage):	16'-22' clear
Zoning:	LI-1
Roof:	Rubber membrane (2022)
HVAC:	gas heater in warehouse; Rooftop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

# SITE PLAN

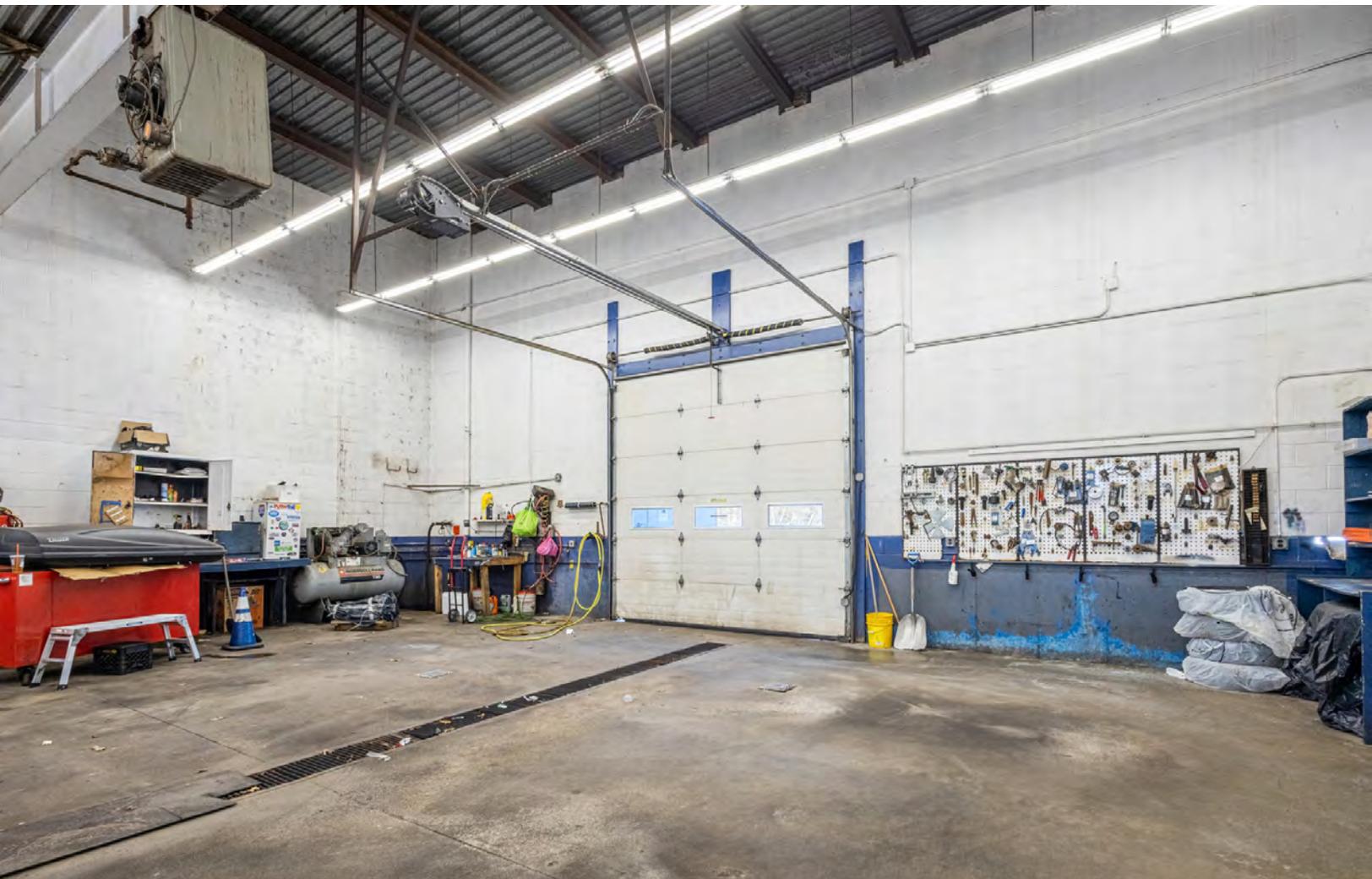


Bar Measures 1 inch, otherwise draw

# FLOOR PLAN









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