



# 1000 MOUNT LAUREL CIRCLE

## SHIRLEY, MA

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FOR SALE OR LEASE | 10,000 SF OFFICE/INDUSTRIAL CONDO

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EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY SPECIFICATIONS

BUILDING SIZE:	31,000 SF
AVAILABLE END UNIT:	10,000 SF
WAREHOUSE:	5,000 SF (Under Lease)
OFFICE:	5,000 SF (Available)
ZONING:	Industrial
LOADING:	Two (2) Drive-in Doors
COLUMN SPACING:	24' x 30'
ROOF:	Rubber (2021)
CONSTRUCTION:	Block, brick, & steel
POWER:	Two (2) 200 amp services; 208 volts
SEWER:	Septic (sewer tie- in available)
SPRINKLER:	Wet system
UTILITIES:	Town water

## OFFERING SUMMARY

Sale Price:	\$995,000	
DEMOGRAPHICS	3 MILES	5 MILES
Total Households	1,640	3,244
Total Population	5,524	10,771
Average HH Income	\$102,464	\$113,830





# HIGHWAY PROXIMITY

**2**

4 MILES  
7 MINUTES

INTERSTATE  
**495**

12 MILES  
18 MINUTES

INTERSTATE  
**190**

14 MILES  
20 MINUTES

**BEMIS™**  
ThermoCeramix  
**alphagraphics**  
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**Masy** BioServices  
valley design corp.  
HERFCO, INC.  
CUSTOM DEEP DRAWING



**1000 MOUNT LAUREL CIRCLE  
SHIRLEY, MA**

**BWI** DISTRIBUTION by Masonite  
**FIRST PLASTICS**  
**Hi-Gear** PRODUCTS, INC.  
**F&M** TOOL & PLASTICS, INC.  
**FHC** INDUSTRIAL SUPPLY  
**Airgas** an Air Liquide company  
**AIS** WE'RE ON IT.  
**Seaman** PAPER  
**Staples**

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