



51 S CANAL ST UNIT 2

LAWRENCE, MA

FOR SALE | 2,623 SF +/- INDUSTRIAL CONDO

- 1 Mile to I-495
- 3.1 Miles to I-93
- 2.9 Miles to RT 213
- 0.1 Miles to RT 114
- 0.4 Miles to Route 28

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2,623 SF +/- Industrial Condo for Sale

PROPERTY HIGHLIGHTS

- Previously a machine shop
- One Small Office
- 1 Mile to Interstate 495
- 0.1 Mile to Route 114
- 0.4 Miles to Route 28

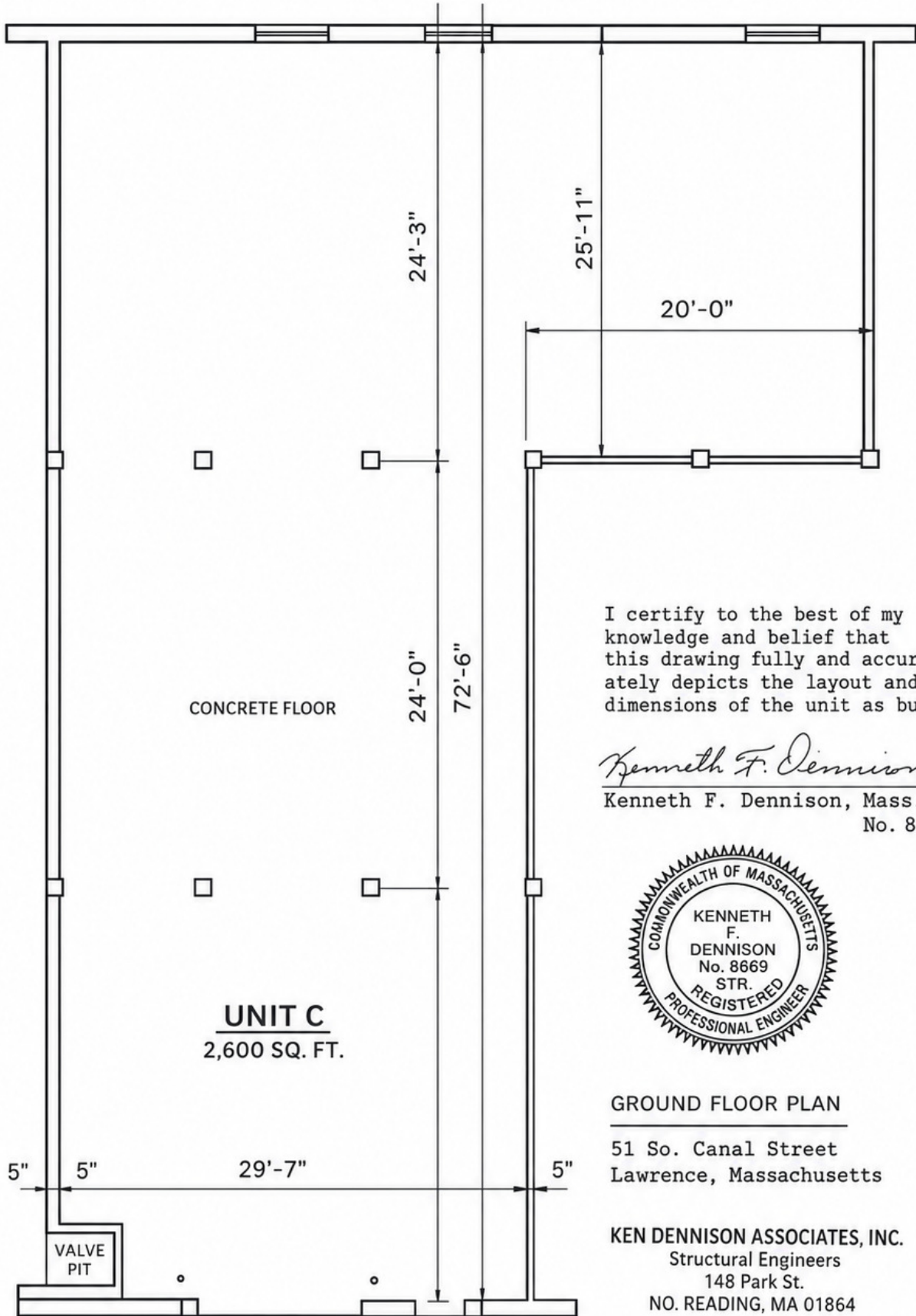
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	53,043	73,479	196,728
Total Population	148,078	204,834	528,951
Average HH Income	\$98,933	\$122,285	\$128,919

PROPERTY SPECIFICATIONS

Space Available:	2,623 SF
Office:	One (1) Small Office
Clear Height:	11' Clear
Loading:	One (1) Drive-In Door 10' x 10'
Power:	400 Amps 3 Phase
Zoning:	I2 - General Industrial Park District
Sale Price:	\$425,000



FLOOR PLAN



I certify to the best of my knowledge and belief that this drawing fully and accurately depicts the layout and dimensions of the unit as built.

Kenneth F. Dennison

Kenneth F. Dennison, Mass. PE
No. 8669



GROUND FLOOR PLAN

51 So. Canal Street
Lawrence, Massachusetts

KEN DENNISON ASSOCIATES, INC.
Structural Engineers
148 Park St.
NO. READING, MA 01864



NORTH SALEM
ARLINGTON PARK

Atkinson

Plaistow

ATKINSON
HEIGHTS

HIGHWAY PROXIMITY

3.5 MILES

0.4 MILES

0.9 MILES

SALEM

125

113

Haverhill

BRADFORD

WARD HILL

BOSTON, MA

29 MILES | 35 MINS

NEW HAMPSHIRE

49 MILES | 50 MINS

93

213

495

Methuen

113

Lawrence

51 S CANAL ST
LAWRENCE MA

WEST

113

DRACUT

Andover

ANDOVER

495

ANDOVER

Lowell

SOUTH LOWELL

NORTH
TEWKSBURY

BALLARDVALE

125

TEWKSBURY

495

3

NORTH BILLERICA

93

North Reading

THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

Billerica

Wilmington

28



51 S CANAL ST UNIT 2

LAWRENCE, MA

FOR SALE | 2,623 SF +/- INDUSTRIAL CONDO

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