

FOR LEASE



STUBBLEBINE
CORFAC INTERNATIONAL

7 ADAM RD

STONEHAM, MASSACHUSETTS

2,260 SF Industrial / Flex Building on a 0.22± Acre Lot

2,260 SF

BUILDING SIZE

22'

CLEAR HEIGHT

\$30 NNN

LEASE RATE / SF / YR

2018

YEAR BUILT

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EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY

DESCRIPTION

7 Adam Rd is a near-new, 2,260 SF steel-frame industrial/flex building set on a 0.22± acre lot in Stoneham, less than a mile from Interstate 93 and roughly three miles from Interstate 95 / Route 128 — placing it directly inside metro Boston's core industrial corridor. Built in 2018, the building offers 22' clear heights, a drive-in door, and heavy 3-phase power suited to light industrial, distribution, trade, or showroom users. The first floor pairs a finished office/reception area with open warehouse space; the second floor is raw, open flex area ready to be built out to a tenant's specification. The building is fully sprinklered with 8 on-site parking spaces.

PROPERTY HIGHLIGHTS

- 22' clear height throughout warehouse bay
- Modern steel construction, built 2018
- Fully sprinklered
- Finished 1st-floor office / showroom
- 8 dedicated on-site parking spaces
- 0.5 miles to I-93 / 3 miles to I-95
- Heavy 3-phase power
- One drive-in door
- Raw 2nd-floor flex space for build-out
- Gas, sewer & water at the site

PROPERTY SPECIFICATIONS

Building Size	2,260 SF
Lot Size	0.22 AC
Stories	2
Drive-Ins	1
Construction	Steel
Year Built	2018
Clear Height	22'
Column Spacing	50'W x 30'D
Floor Thickness	6"
Sprinklers	Yes
Power	3-Phase
Utilities	Gas, Heat, Light, Sewer, Water
Parking	8 Spaces

LEASE RATE **\$30.00 / SF / YR (NNN)**

IDEAL FOR

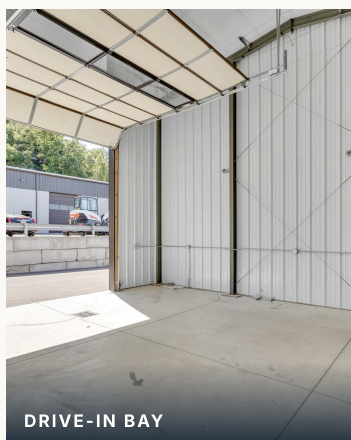
Contractor / Trade Services

Distribution & Fulfillment

Light Manufacturing

Showroom + Warehouse

Flex / Creative Build-Out



DRIVE-IN BAY



FINISHED OFFICE



MEZZANINE STAIR



2ND-FLOOR FLEX SPACE



HIGHWAY & DRIVE-TIME PROXIMITY

■ Interstate 93	0.5 Mi
■ Route 28	1 Mi
■ Interstate 95	3 Mi
■ Woburn, MA	4 Mi / 10 Min
■ Boston, MA	10 Mi / 20 Min

AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	109,087	331,663	1,520,990
Households	43,738	133,285	618,368
Avg HH Income	\$165,120	\$156,373	\$156,879

NOTABLE COMPANIES NEARBY

Rapiscan Systems	ZOLL	Red Thread	
P&G / Gillette	RTX	PLI-DEK	CubeSmart
FBM	Tighe Logistics	GO IndiGOtech	
CBS Exotic Stones	SPRY / Moving Boston		
Cyber Communications	Forward		
Bradford Airport Logistics	LSG Group	DO&CO	
Delta Cargo	Swissport Cargo	Kayem Foods	CFI

7 Adam Rd sits inside metro Boston's core industrial corridor along I-93 and I-95 / Route 128, roughly 10 miles / 20 minutes from downtown Boston and 4 miles / 10 minutes from Woburn.



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