

20 MAIN STREET

ACTON, MA

FOR LEASE | 5,700 SF WAREHOUSE SPACE WITH OFFICE

- 16-22' Clear Height
- Tailboard Loading Dock
- Racking Available

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,700 SF Warehouse with 1,000 SF of office space within an established industrial/office building

PROPERTY HIGHLIGHTS

- 16-22' Clear Height
- Tailboard Loading Dock
- Racking Available

PROPERTY SPECIFICATIONS

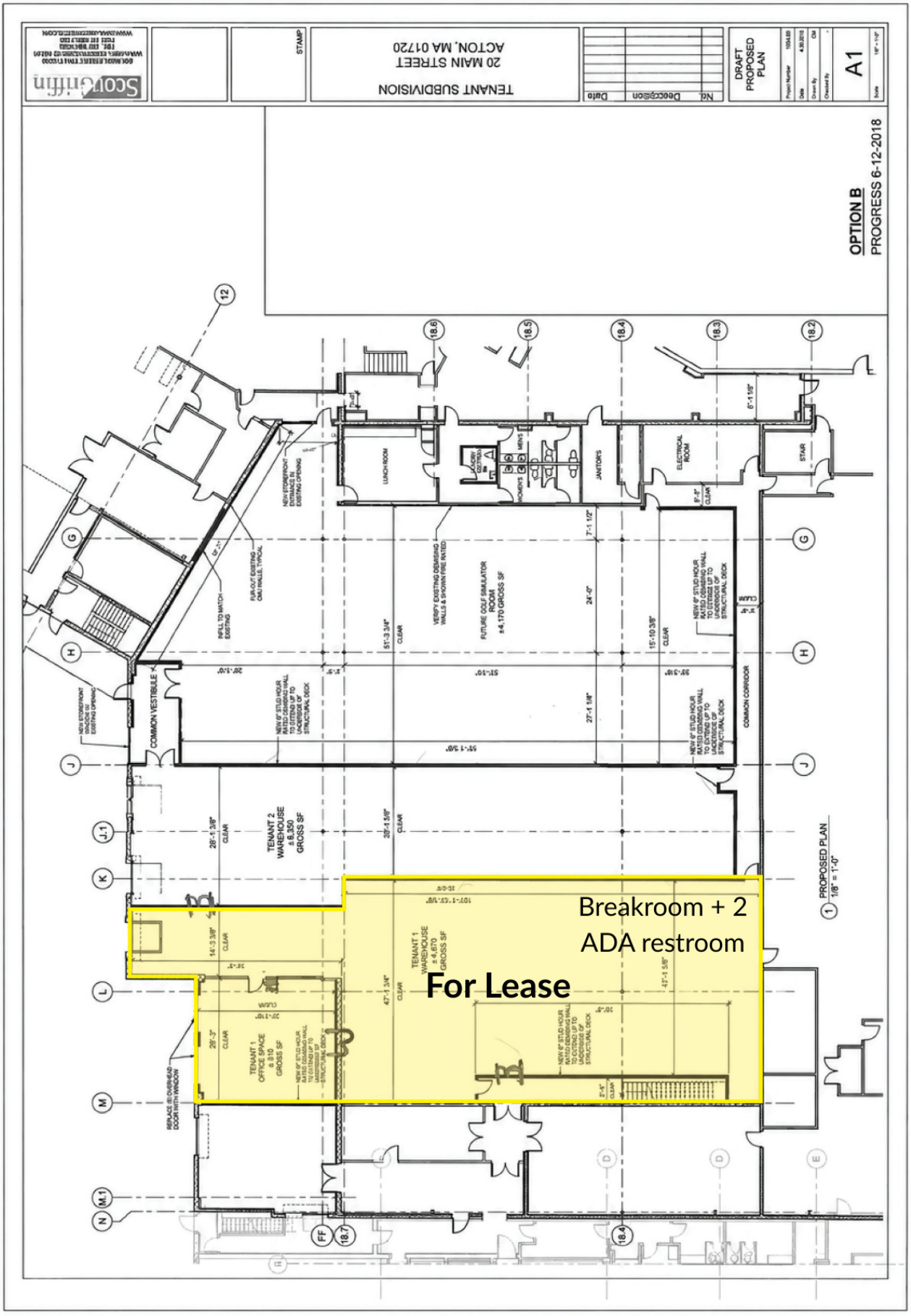
Building Size:	103,000 SF
Available SF:	5,700 SF
Office Space:	1,000 SF
Power:	480, 3 Phase
Clear Height:	16-22'
Lease Rate:	$7500/Month Gross

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,213	24,947	97,120
Total Population	33,756	68,213	256,849
Average HH Income	$195,775	$223,358	$198,513




VADAR
fact

SITE PLAN


TENANT SUBDIVISION
20 MAIN STREET
ACTON, MA 01720
DRAFT PROPOSED PLAN
A1
OPTION B
PROGRESS 6-12-2018
PROPOSED PLAN
1/8" = 1'-0"
TENANT 2 WAREHOUSE ± 6,350 GROSS SF
TENANT 1 WAREHOUSE ± 4,670 GROSS SF
TENANT 1 OFFICE SPACE ± 810 GROSS SF
FUTURE GOLF SIMULATOR ROOM ± 4,170 GROSS SF
COMMON VESTIBULE
COMMON CORRIDOR
LUNCH ROOM
WOMEN'S
MEN'S
JANITOR'S
ELECTRICAL ROOM
STAIR
Breakroom + 2
ADA restroom
For Lease


HIGHWAY PROXIMTY
INTERSTATE 495 6.2 MILES
INTERSTATE 90 12 MILES
2 2.1 MILES
INTERSTATE 95 12 MILES
BOSTON, MA
30 MILES
Methods
BOSTON AREA GLEANERS
FedEx
Phoenix Controls
REX LUMBER COMPANY
HAARTZ
Northeast Specialty Insulations, Incorporated dba
POLY-CEL
Acton's Main Street Mini-Storage, Inc.
"Where Your Belongings Feel Right at Home"
SOUTH ACTON STATION
20 MAIN ST.
ACTON, MA
Nashua
Mason
Brookline
Hollis
Pelham
Methuen
Lawrence
Tyngsborough
Pepperell
Groton
Ayer
Littleton
Harvard
Acton
Concord
Burlington
Woburn
Lexington
Lancaster
Clinton
Hudson
Sudbury
Waltham
Marlborough
Newton
Boylston
Northborough
Shrewsbury
Framingham
Natick
Needham
Westborough
Ashland
Dedham
Hopkinton
Grafton
Holliston
Millbury
Norwood
Northbridge
Milford
Canton
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CORFAC INTERNATIONAL



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ACTON, MA

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