

**FOR LEASE**  
WAREHOUSE SPACE



## 56-64 B STREET

64 B ST , HANOVER, MA 02339

**DAVE ELLIS, SIOR**

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*For More Information*



# 56-64 B STREET



## PROPERTY DESCRIPTION

New industrial space available in King Street Industrial Park. Industrial warehouse and manufacturing space available for lease. Space newly renovated in 2021.

## PROPERTY HIGHLIGHTS

- New Construction
- Heavy Power Available
- Outside Storage Areas
- Fenced Yard Space
- Clearspan

## LOCATION DESCRIPTION

Located in West Hanover at the King Street Industrial Park. Industrially zoned and minutes from Route 3/Exit 14.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	11
Available SF:	5,400 - 12,420 SF
Lot Size:	9 Acres
Building Size:	54,875 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	967	30,004	128,059
Total Population	2,632	82,472	346,140
Average HH Income	\$99,512	\$92,429	\$92,462

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**LEGEND**

Available

Unavailable

**LEASE INFORMATION**

Lease Type: NNN

Total Space: 5,400 - 12,420 SF

Lease Term: Negotiable

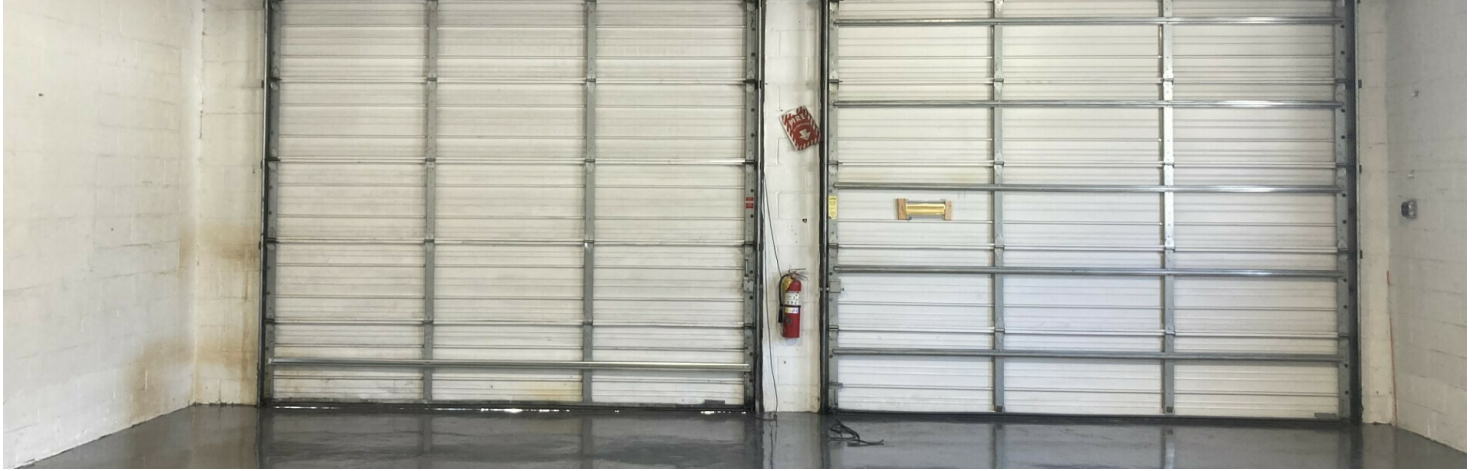
Lease Rate: Negotiable

**AVAILABLE SPACES**

SUITE	TENANT	SIZE
64 Unit A1	1-800-Got-Junk	12,420 - 19,539 SF
64 B Unit A2	Northeast Lions Baseball	5,963 - 8,250 SF
64 B Unit A4	Corey Dauphinee & James Dauphinee	1,800 SF
64 Unit B	Markings, Inc.	5,000 - 22,928 SF

ADDITIONAL PHOTOS

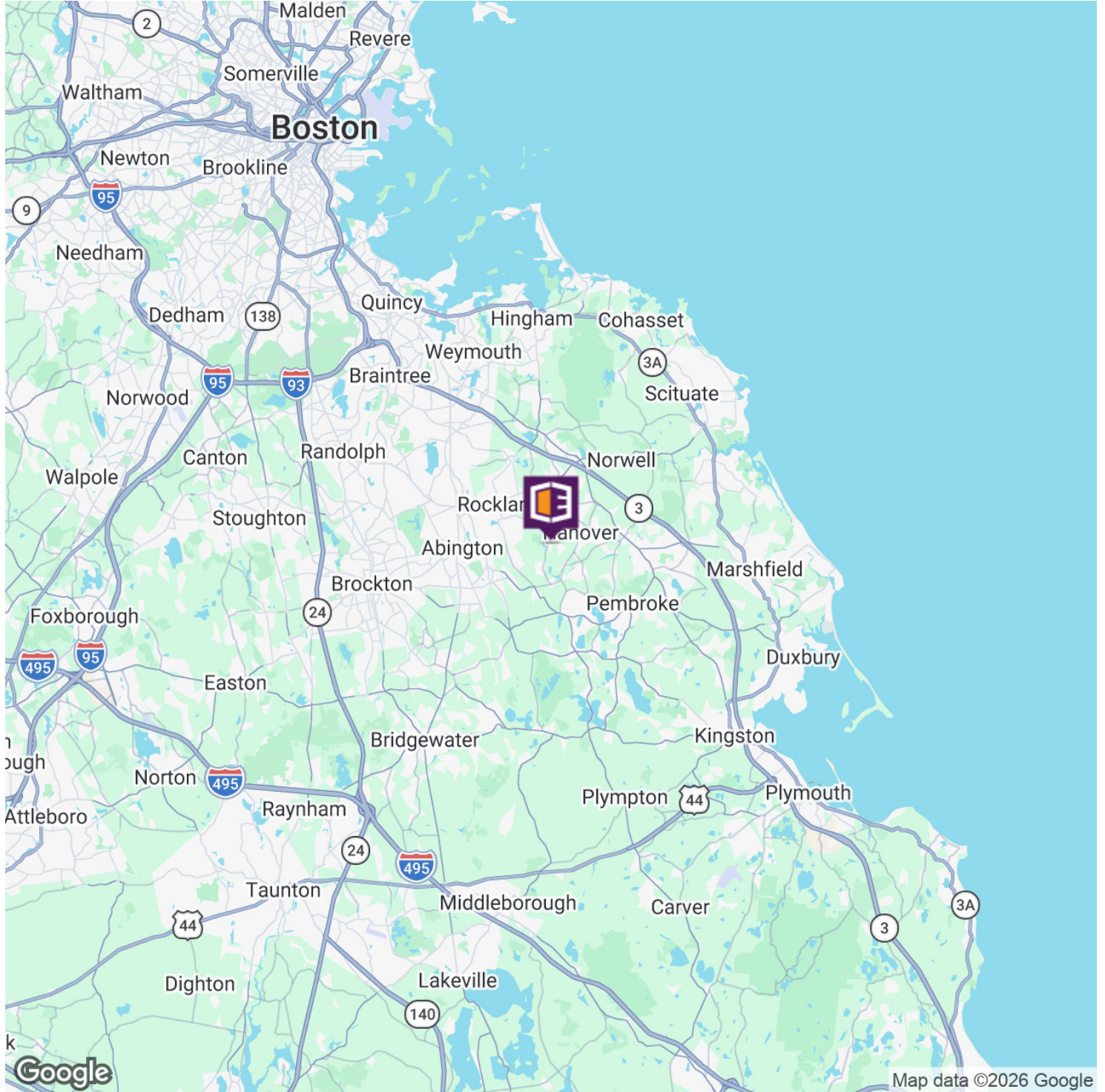
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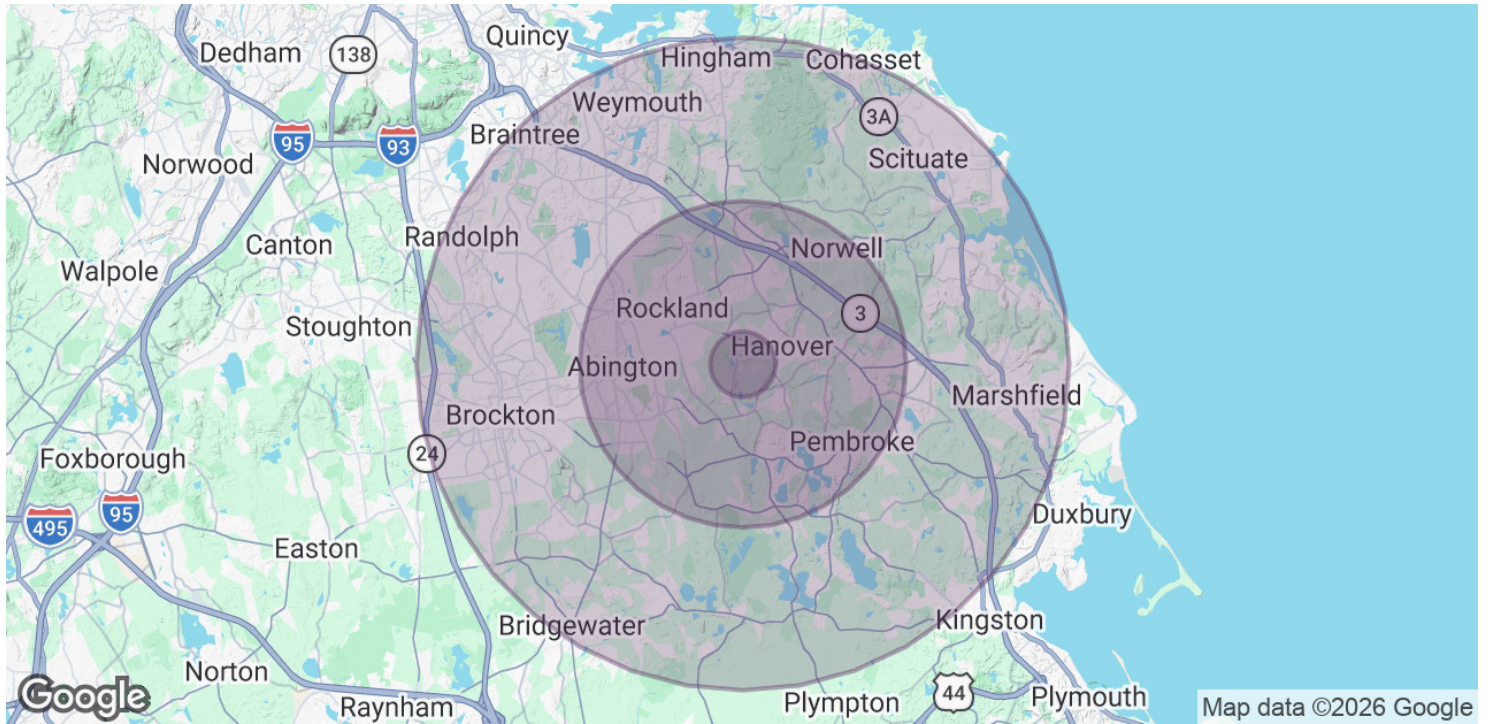


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,632	82,472	346,140
Average Age	42.0	39.6	39.6
Average Age (Male)	39.7	38.0	38.3
Average Age (Female)	43.4	40.8	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	967	30,004	128,059
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$99,512	\$92,429	\$92,462
Average House Value	\$509,033	\$414,152	\$416,806

\* Demographic data derived from 2020 ACS - US Census