

FOR LEASE
INDUSTRIAL PROPERTY



187 PAGE STREET

STOUGHTON, MA 02072

For More Information

BILL KINGDON, SIOR

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PROPERTY DESCRIPTION

Industrial property with three units available. Excellent property for manufacturing, light distribution, or contractor bays.

Unit 1 - 2549 SF with two drive-in doors

Unit 4 - 2322 SF with loading dock and small office

Unit 10 - 2972 SF with loading dock and small office

Units 4&10 can be leased together or separately.

14,000 SF of fenced yard space also available.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Units:	1
Available SF:	2,322 - 5,294 SF
Lot Size:	2.5 Acres
Building Size:	25,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,087	20,489	62,171
Total Population	3,165	54,375	163,471
Average HH Income	\$83,465	\$78,836	\$75,278

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,322 - 5,294 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
187 Page Street - Unit 10 - 2025	Available	2,972 - 5,294 SF	NNN	Negotiable	Industrial bay with loading dock available for lease in Stoughton. 2972 SF unit features a mostly open floor plan with a small office. Excellent for manufacturing, wholesale, or distribution uses. Ability to be combined with adjacent unit for a total of 5294 SF with two loading docks
187 Page - Upper Yard	Available	14,000 SF	Gross	Negotiable	Fenced yard space available for lease. Can be combined with rental bays from 2300-5000 square feet with loading docks or drive-ins.

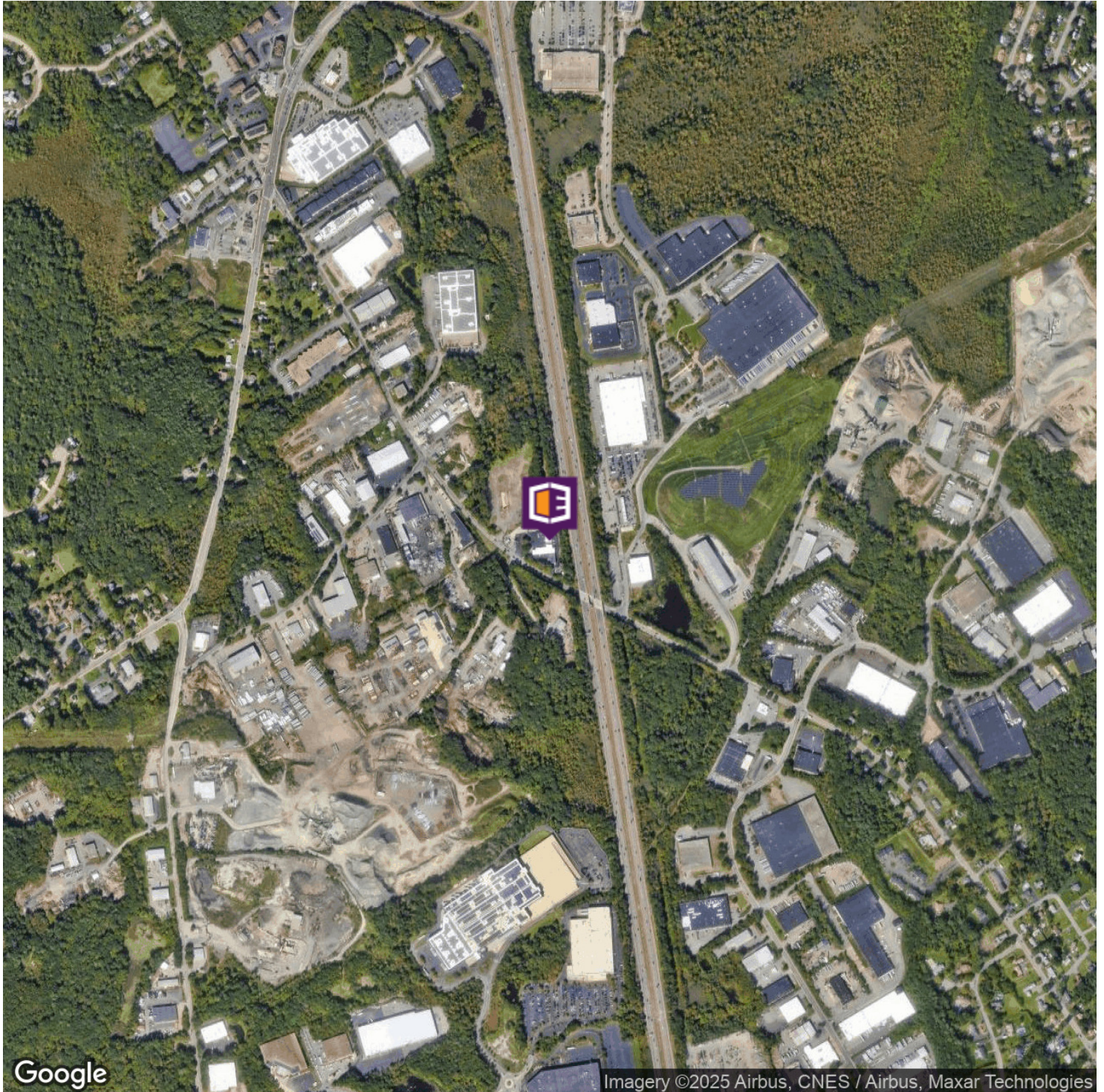
YARD SPACE

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AERIAL MAP

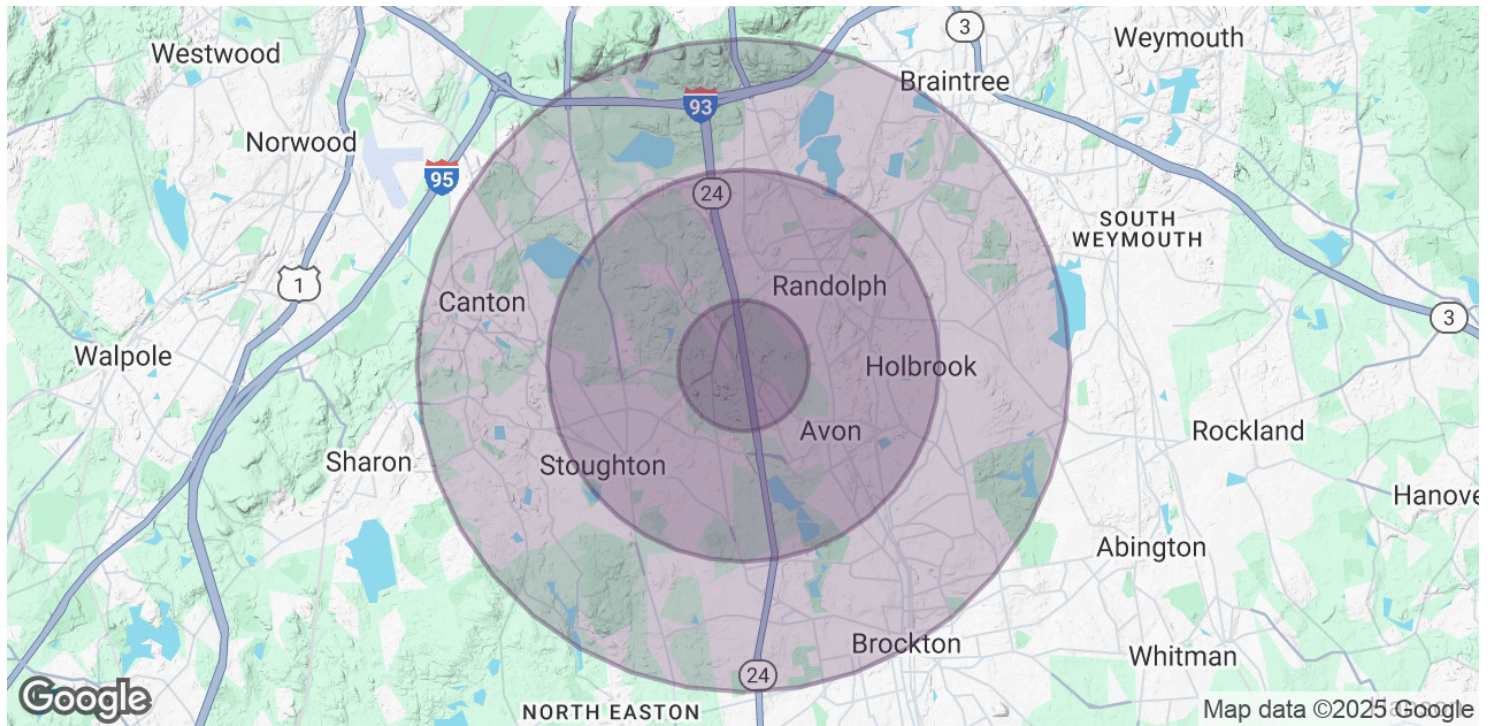
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,165	54,375	163,471
Average Age	39.7	41.7	39.8
Average Age (Male)	38.1	39.9	38.1
Average Age (Female)	42.9	43.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,087	20,489	62,171
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$83,465	\$78,836	\$75,278
Average House Value	\$348,327	\$367,621	\$362,803

* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

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