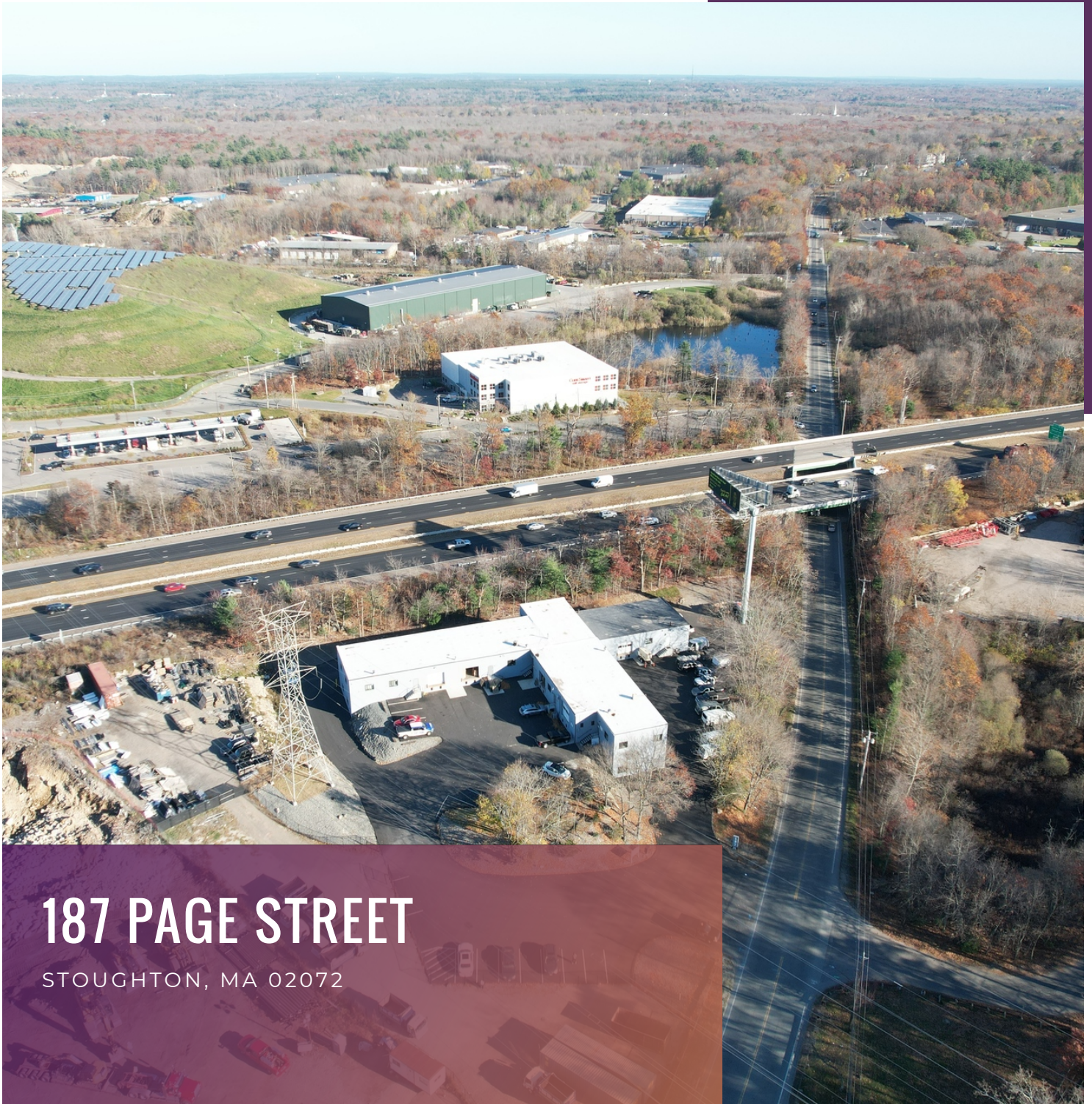


FOR LEASE

INDUSTRIAL PROPERTY



# 187 PAGE STREET

STOUGHTON, MA 02072

*For More Information*

**BILL KINGDON**

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# 187 PAGE STREET



## PROPERTY DESCRIPTION

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

Unit 7 - 2628 SF with loading dock and small office.

Unit 10 - 2972 SF with two drive-in doors.

Additional ~10,000 SF of fenced yard/laydown space also available for an additional \$2000/month.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available Units:	1
Available SF:	2,628 - 2,972 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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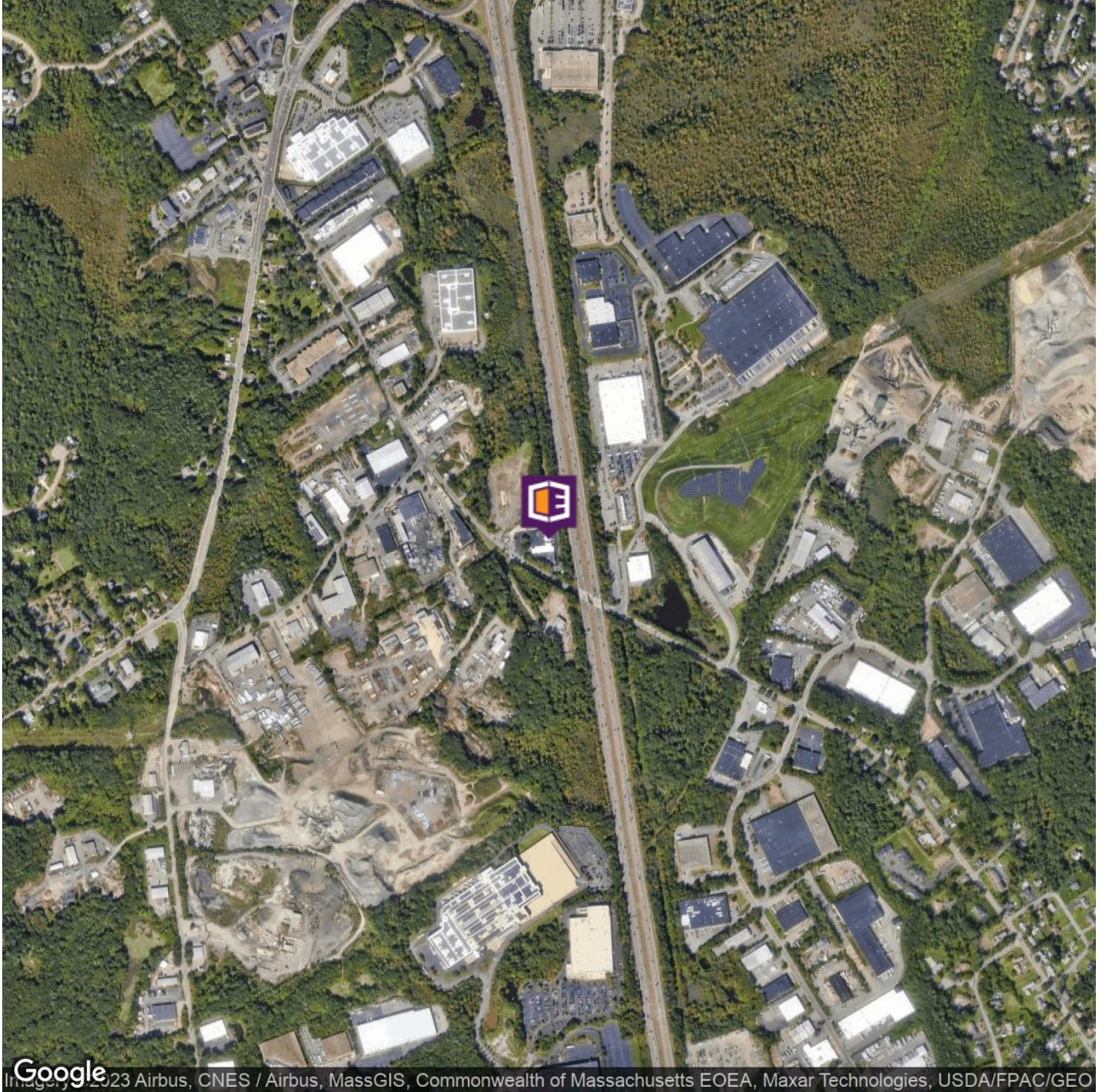
## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,628 - 2,972 SF	Lease Rate:	Negotiable

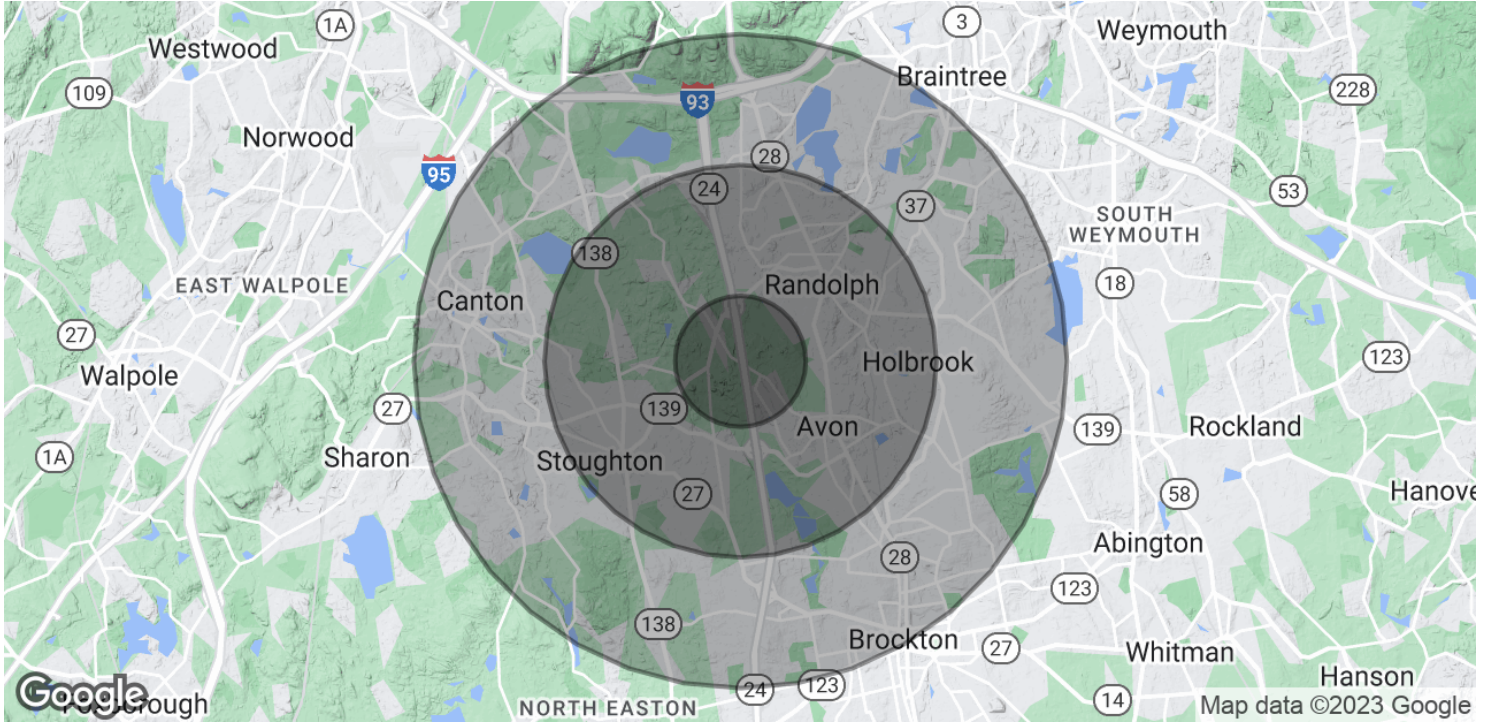
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
187 Page Street - Unit 7	Available	2,628 SF	NNN	Negotiable	Industrial bay with loading dock available for lease in Stoughton. 2628 SF unit features a mostly open floor plan with two offices. Excellent for manufacturing, wholesale, or distribution uses. ~10,000 square feet of fenced in yard/laydown space also available for an additional \$2000/month
187 Page Street - Unit 10 - 2023	Available	2,972 SF	NNN	Negotiable	Industrial bay with two drive-in doors 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.

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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

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