

New Reduced Price: \$1,525,000



72 SOUTH KIMBALL STREET

HAVERHILL, MA

FOR SALE OR LEASE | TWO INDUSTRIAL BUILDINGS TOTALING 10,600 ~ SF

NICHOLAS STUBBLEBINE
JAMES STUBBLEBINE
MICAH STUBBLEBINE
DAVID STUBBLEBINE

978.202.0167
617.592.3388
978.265.8101
617.592.3391

nick@stubblebinecompany.com
james@stubblebinecompany.com
micah@stubblebinecompany.com
david@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

Building A



Building B



OFFERING SUMMARY

Lot Size:	1.07 Acres
Available SF:	10,600 SF
Zoning:	General Business
Power:	400 Amps; 480 volt/3-phase
Lease Rate:	\$10/SF NNN
Sale Price:	\$1,525,000

BUILDING A SPECIFICATIONS

BUILDING SIZE:	3,600 ~ SF
LOADING:	1 Drive-in door 1 Loading dock
CLEAR HEIGHT:	12' - 14'
WATER:	Water runs from Building B
GAS:	Natural
ROOF:	Rubber Membrane
FLOOR:	Concrete

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,400	23,548	38,460
Total Population	11,754	58,254	96,270
Average HH Income	\$69,610	\$82,406	\$97,261

BUILDING B SPECIFICATIONS

BUILDING SIZE:	7,000 ~ SF
LOADING:	2 Loading docks
COLUMNS:	Ground Floor
CLEAR HEIGHT:	10'
WATER:	Town water/sewer
GAS:	Natural
ROOF:	New Roof (2021) Architectural fiberglass composite
FLOOR:	Concrete
SPRINKLER:	Wet system

BUILDING A



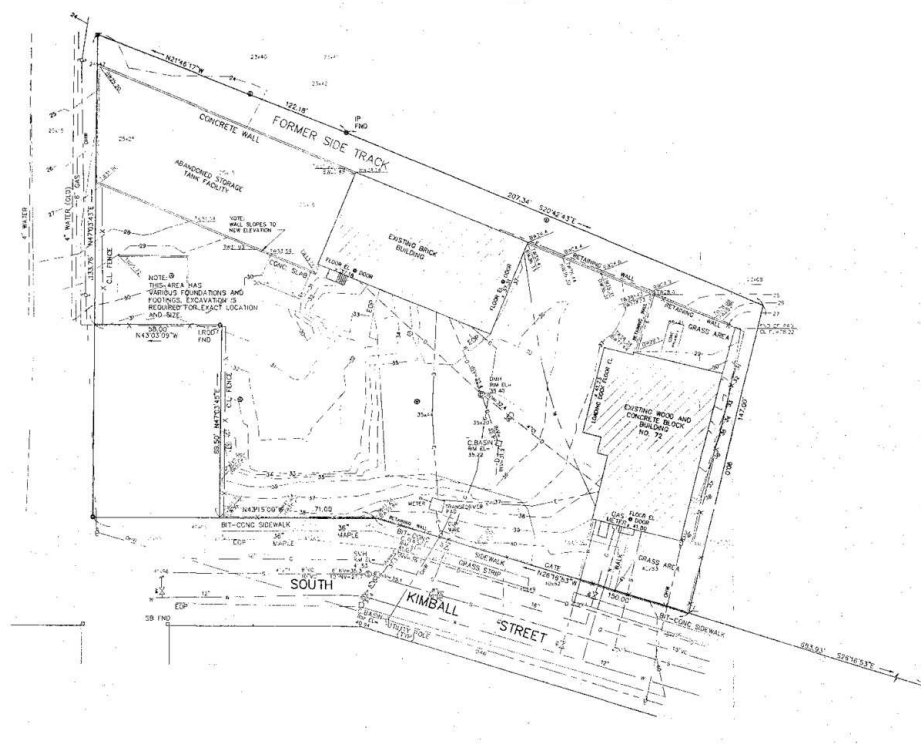
BUILDING B

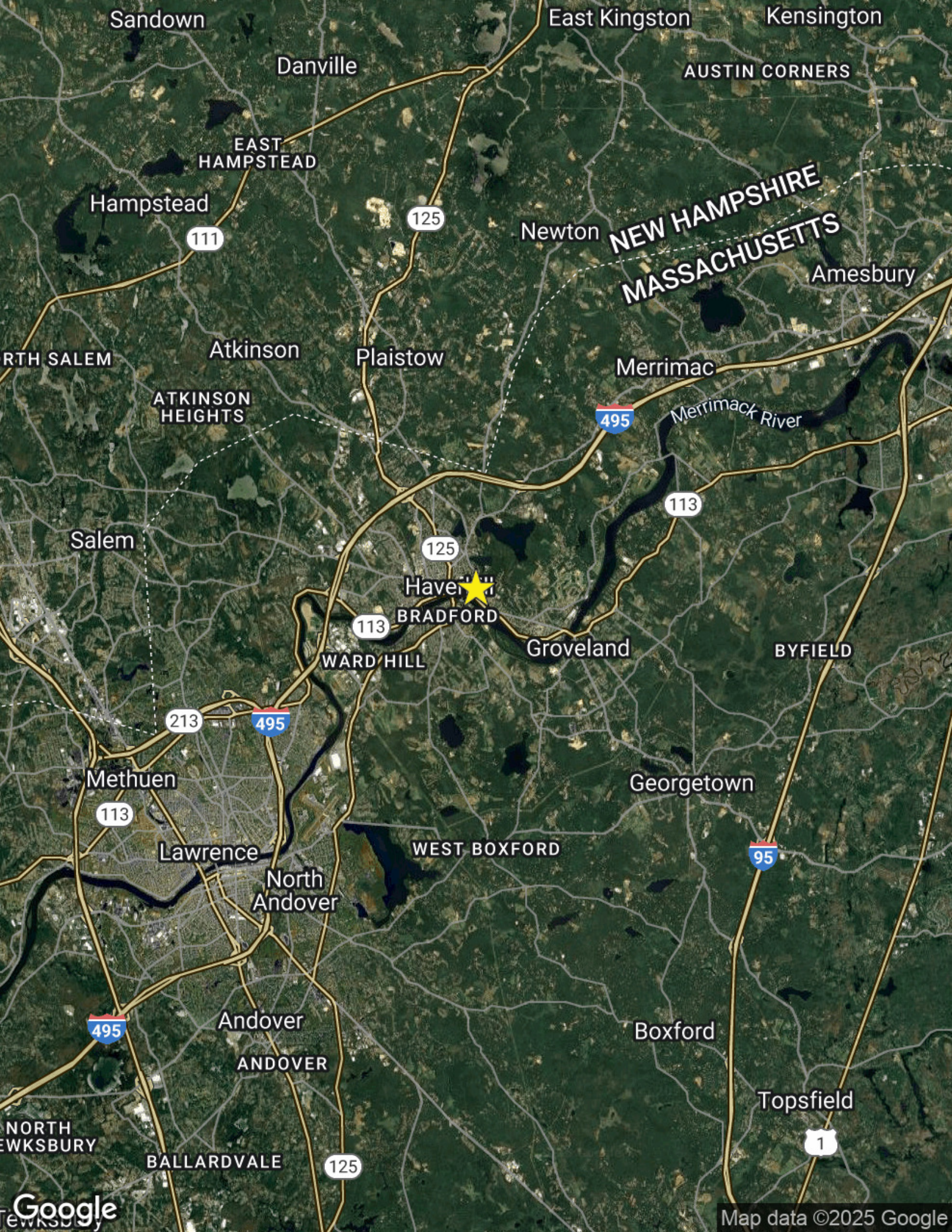


OFFICE SPACE



SITE PLAN





72 SOUTH KIMBALL STREET

HAVERHILL, MA

FOR SALE OR LEASE | TWO INDUSTRIAL BUILDINGS TOTALING 10,600 ~ SF

NICHOLAS STUBBLEBINE
978.202.0167
nick@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

MICAH STUBBLEBINE
978.265.8101
micah@stubblebinecompany.com

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL