

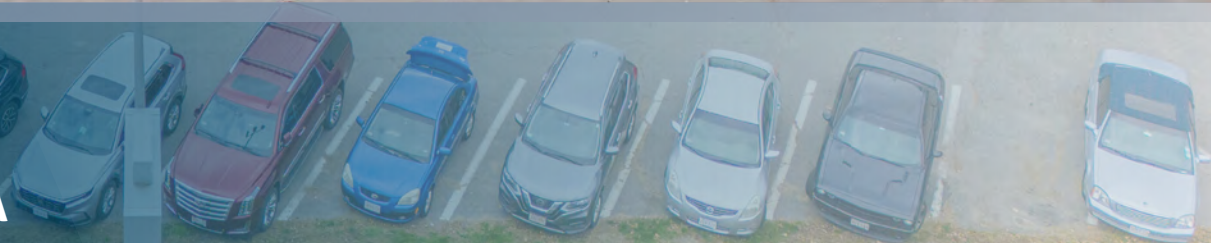
# 48,625 SF INDUSTRIAL BUILDING FOR SALE



OFFERING MEMORANDUM

# 145

UNION STREET  
HOLBROOK, MA



# SALES TEAM

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CORFAC INTERNATIONAL

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# EXECUTIVE SUMMARY

## OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is please to present 145 Union Street Holbrook, MA (“the Property”) to the marketplace. 145 Union Street is comprised of 48,625 SF on 4.5 acres with large yard spaces on both sides of the building, 12’4”-19’9” ceiling heights, 6 loading docks & 7 overhead doors and a newly upgraded front façade. The property is conveniently located minutes away from Rt 24 with fantastic visibility from Union St. and close proximity to Boston.

The sizable yard space, ample loading and central location make the property attractive to a wide array of users. With existing tenants currently occupying approximately 42% of the building the property is an excellent option for any user/buyer looking for a future expansion opportunity and in place income for several years.

## PROPERTY HIGHLIGHTS

### Superior Location

- Close proximity to Rt. 24 and I-93
- 0.9 miles from Holbrook/Randolf Commuter Rail
- 5.1 miles from South Weymouth Commuter Rail

### Excellent Demographics

- Population of 709,693 individuals within a 10-mile radius
- \$114,714 average household income within a 10-mile radius

### Owner/User Opportunity

- 28,125 SF of Industrial Space will be vacant upon sale



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

ADDRESS	145 Union Street, Holbrook, MA
TOTAL SF	48,625 SF
ACREAGE	4.5 AC
YEAR BUILT	1960
OCCUPANCY	42%
CLEAR HEIGHT	Front Building: 12'4" Rear Building: 13'-19'9"
LOADING	Six (6) docks Seven (7) overhead doors
ZONING	Industrial
WATER/SEWER	Town
SPRINKLERS	Wet System
UTILITIES	Gas Heat
POWER	800 amp 120v 3 phase
PARKING	50 Spaces



2021

YEAR RENOVATED

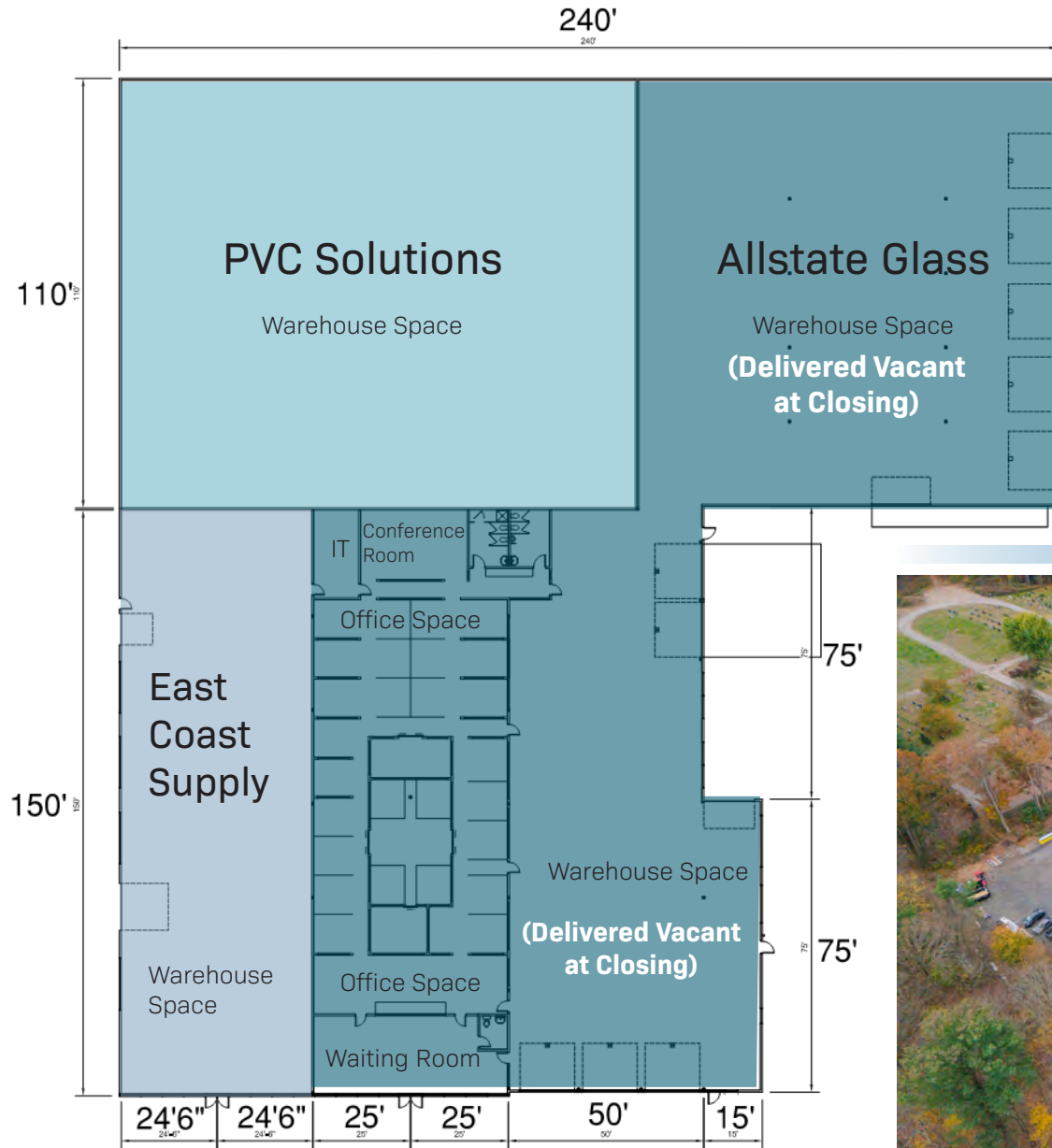


28,000 SF  
DELIVERED VACANT  
AT CLOSING



\$6,800,000

# FLOOR PLAN



# EXTERIOR PHOTOS

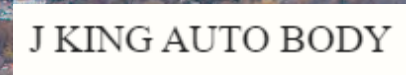


# INTERIOR PHOTOS





# AMENITIES



HIGHWAY PROXIMITY	
Rt 24	3.4 miles
I-93	6 miles
I-95	14 miles

TRANSPORTATION	
Holbrook/Randolf Commuter Rail	0.9 miles
South Weymouth Commuter Rail	5.1

# DEMOGRAPHICS



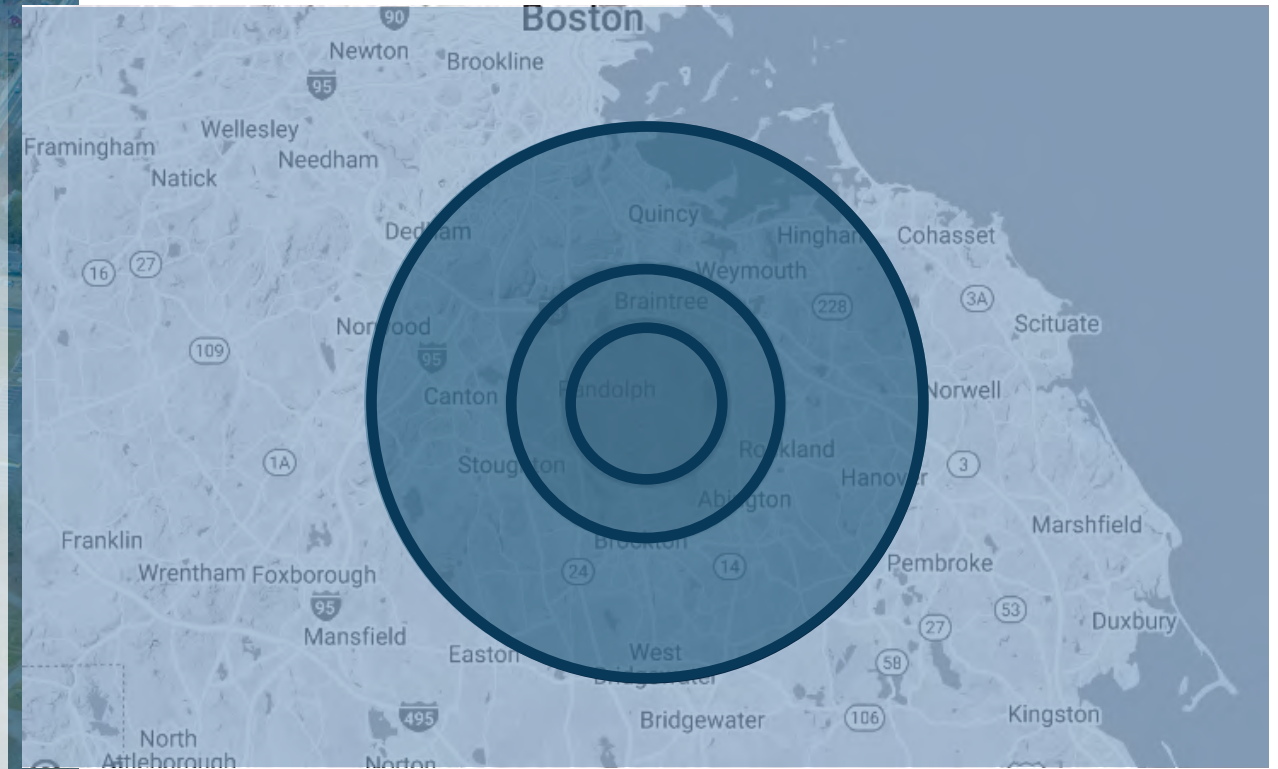
196,600  
AVG. POPULATION



74,223  
TOTAL HOUSEHOLDS



\$107,083  
AVG HH INCOME



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,111	74,223	271,091
Population	58,058	196,600	709,693
Average HH Income	\$111,829	\$107,083	\$114,714

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# "Local Expertise, Unparalleled On The East Coast"

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