

# 175 BODWELL STREET

AVON, MA



# 5,000 SF

SPACE FOR LEASE



EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

5,000 SF SPACE FOR LEASE

### PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED OFF ROUTE 24 IN THE AVON INDUSTRIAL PARK
- FLEX/STORAGE AREA AVAILABLE
- FURNISHED (8 CUBES + 6 OFFICES)
- SHARED LOADING
- PARKING: 1.48/1,000 SF - 46 SPACES

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,153	69,543	247,654
TOTAL POPULATION	3,019	186,834	647,334
AVERAGE HH INCOME	\$78,447	\$72,367	\$82,505

### OFFERING SUMMARY

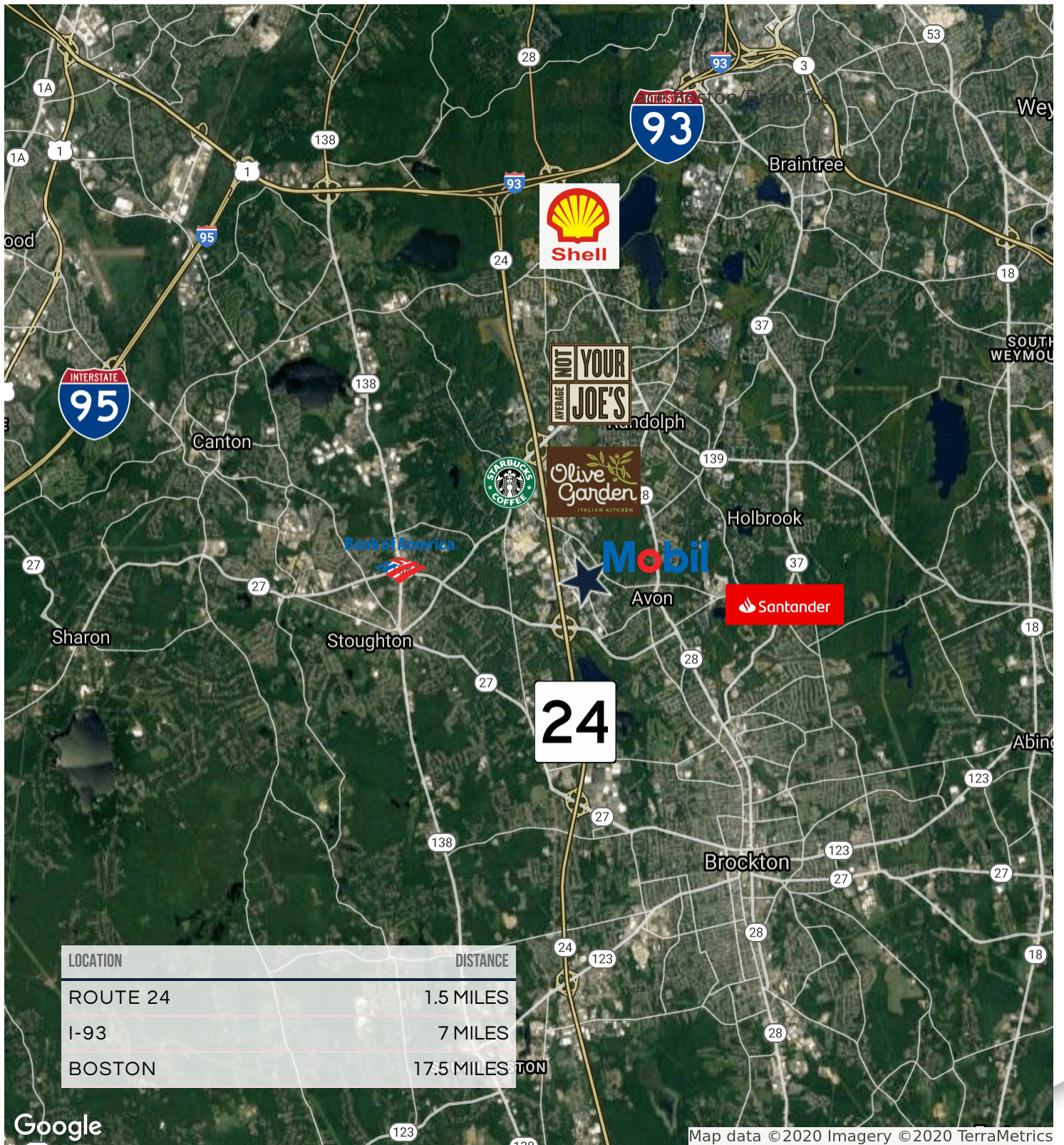
LEASE RATE:	\$12.50 SF/month (MG)
AVAILABLE SF:	5,000 SF
LOT SIZE:	2.17 Acres
BUILDING SIZE:	30,940 SF

### PROPERTY SPECIFICATIONS

ZONING	INDUSTRIAL
YEAR BUILT	1989
CEILING HEIGHT	20'6" (8' IN OFFICE)
LOADING	THREE (3) SHARED LOADING DOCKS
POWER	400 AMPS, 3 PHASE
UTILITIES	WATER - TOWN, SEPTIC, GAS HEAT, AC
SPRINKLER	WET SYSTEM



## LOCATION MAPS





# 175 BODWELL STREET

AVON, MA



CONTACT:  
CHRIS MICHNIEWICZ 774.994.1698 CHRIS@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL