

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 four units available. Excellent property for manufacturing, light distribution, or contractor bays.

Unit 9 - 1,829 SF with loading dock and small office

Unit 4 - 2,322 SF

Unit 6 - 2,677 SF

Unit 7 - 2,628 SF

Unit 10 - 2972 SF

Units 4, 6, 7, & 10 each feature one loading dock and a small office and can be leased together or separately for anywhere from 2,322 - 10,600 SF

14,000 SF of fenced yard space also available.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Units:	5
Available SF:	1,829 - 10,600 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 - 10,600 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available	2,322 - 10,600 SF	NNN	Negotiable	Four contiguous industrial bays with four loading docks available for lease in Stoughton. Units are 2322, 2628, 2677 and 2972 square feet each and can be leased together or separately.
Available	1,829 SF	NNN	Negotiable	Industrial bay with loading dock available for lease in Stoughton. 1829 SF unit features a mostly open floor plan with small office. Excellent for manufacturing, wholesale, or distribution uses.
Available	14,000 SF	Gross	Negotiable	Fenced yard space available for lease. Can be combined with rental bays from 2300-10,600 square feet with loading docks or drive-ins.

YARD SPACE

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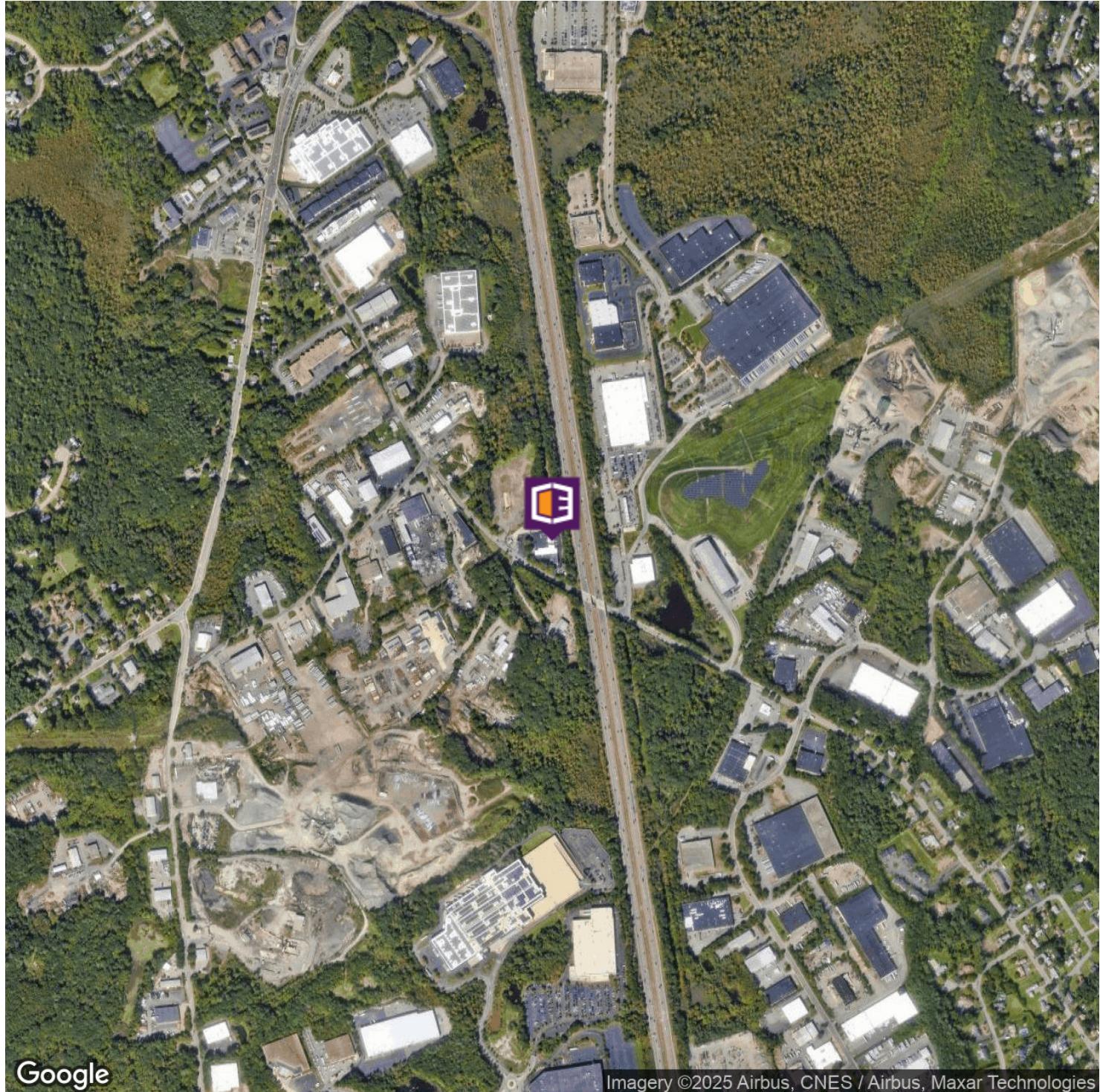


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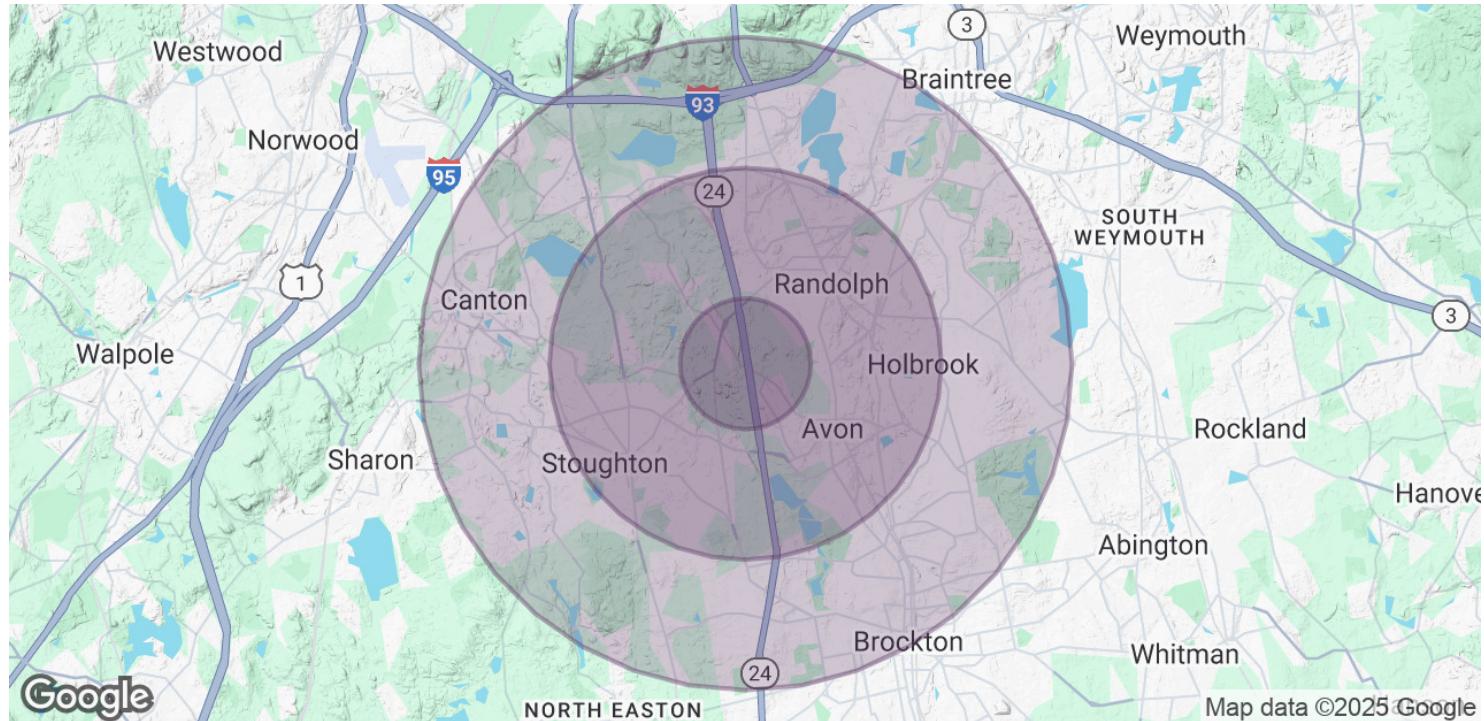


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,165	54,375	163,471
Average Age	39.7	41.7	39.8
Average Age (Male)	38.1	39.9	38.1
Average Age (Female)	42.9	43.2	41.1

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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