



1R GREEN STREET

CLINTON, MA

FOR SALE OR LEASE | 52,000 SF INDUSTRIAL BUILDING ON 2.4 AC

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

52,000 SF Industrial Building on 2.4 AC for Sale or Lease

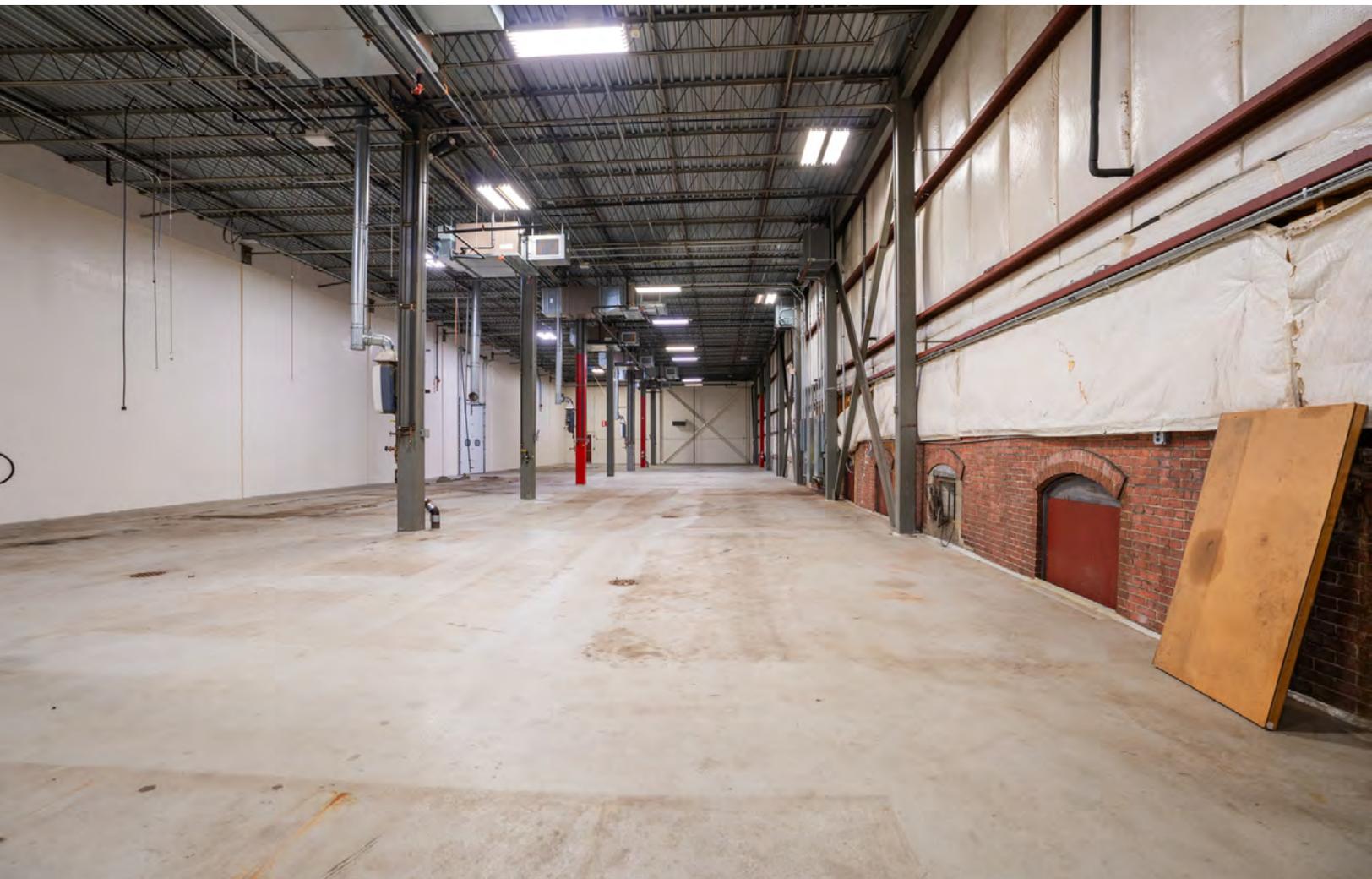
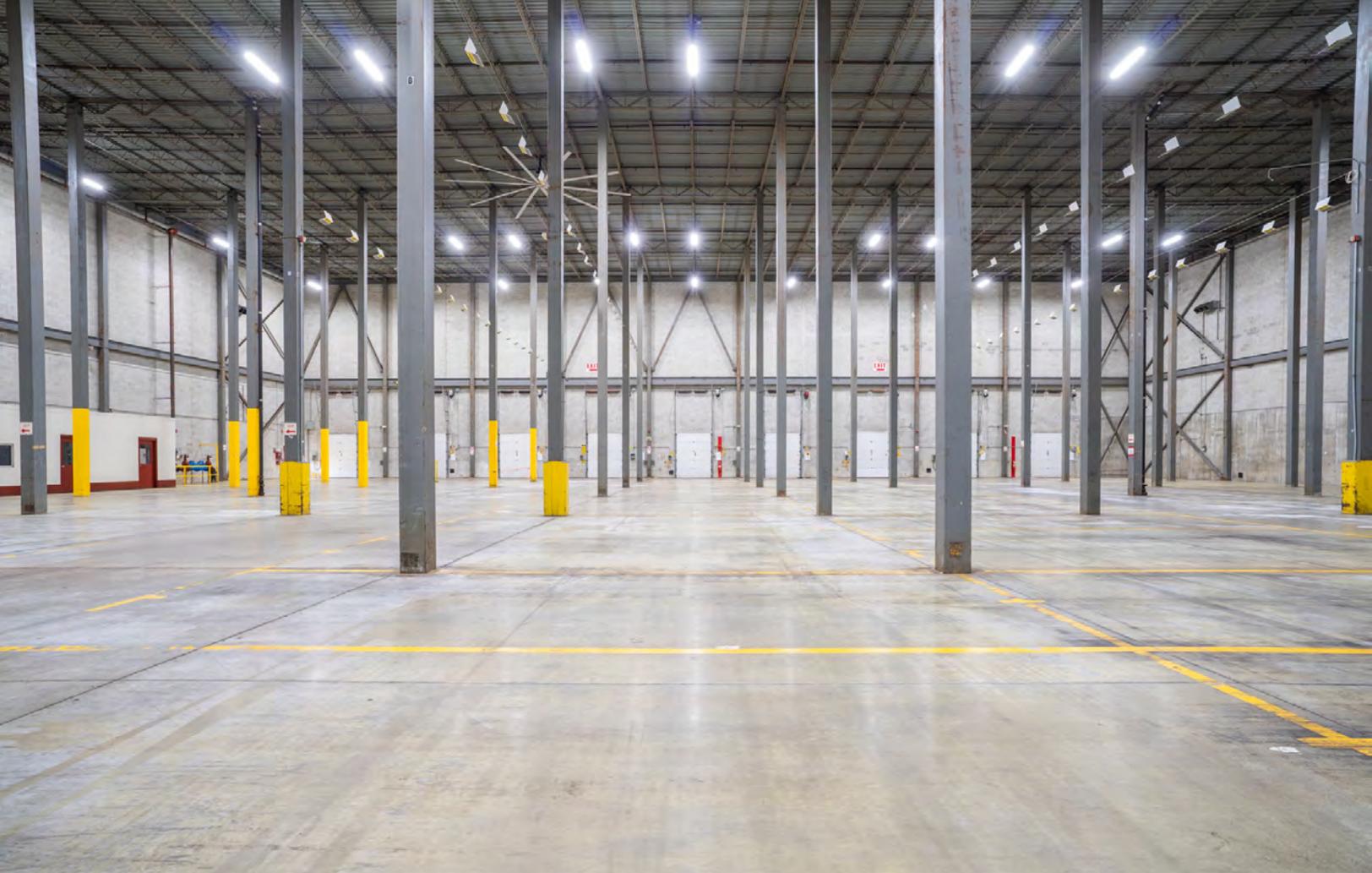
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,312	15,021	103,130
Total Population	22,516	37,972	266,465
Average HH Income	\$123,114	\$146,037	\$148,373

LOCATION HIGHLIGHTS

- 0.6 Miles to Route 62
- 1.2 Miles to Route 110
- 5.2 Miles to Route 495
- 7 Miles to I-190

PROPERTY SPECIFICATIONS

Building Size:	52,000 SF
Space Available:	52,000 SF
Lot Size:	2.4 AC
Ceiling Height:	35'
Loading:	11 Docks (1 Uncovered river side, 1 covered)
Construction:	Block/Steel
Power:	600amp; 480v, 3-phase
Heating:	Varies per room; Gas with A/C & Some Electric Heaters
Sprinkler:	Dry
Year Built:	1993
Class:	B
Zoning:	Industrial
Lease Rate:	\$8.00/SF NNN Subdividable
Sale Price:	Market





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