99 GREEN ST

CLINTON, MA

FOR SALE OR LEASE | 46,000 SF INDUSTRIAL BUILDING ON 2.5 AC

- 8 Loading Docks
- 5.2 Miles to Route 495
- 7 Miles to I-190

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

46,000 SF Industrial Building on 2.5 AC for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,356	14,901	98,176
Total Population	22,673	37,756	252,768
Average HH Income	$123,530	$146,843	$147,447

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:	46,000 SF
Space Available:	46,000 SF
Lot Size:	2.5 AC
Loading:	8 Loading Docks
Clear Height:	20'
Construction:	Concrete/Steel
Power:	600amp; 480v, 3-phase
Heating:	Sono tubes/Gas, no A/C
Sprinkler:	Wet
Water/Sewer:	Town
Year Built:	1962/1991
Lease Rate:	Market
Sale Price:	Market

LANCASTER
Nashua River
Old Common Rd
Deershorn Rd
Brook St
Main St
High St
Union St
Clinton
Nashua River
Wattaquadock Hill Rd
Wattaquadock Hill Rd
Chestnut St
110
62
70
Boylston
Linden St
Google
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