



# 50 ALICE AGNEW DRIVE

NORTH ATTLEBOROUGH, MA

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FOR SALE OR LEASE | 60,000 SF INDUSTRIAL ZONED LAND

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 THE  
STUBBLEBINE  
COMPANY  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

60,000 SF Industrial Land for Lease

### PROPERTY HIGHLIGHTS

- Perfect for storage/parking of equipment, trucks, cars, and more
- Proximity to I-95, I-295, and I-495

### OFFERING SUMMARY

Sale Price:	\$1,050,000
Lease Rate:	\$7,500/SF/Month
Available SF:	60,000 SF
Proposed Conceptual Building:	9,375 SF (75' x 125')

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	17,217	37,369	149,342
Total Population	41,058	91,931	378,117
Average HH Income	\$104,520	\$108,913	\$102,346

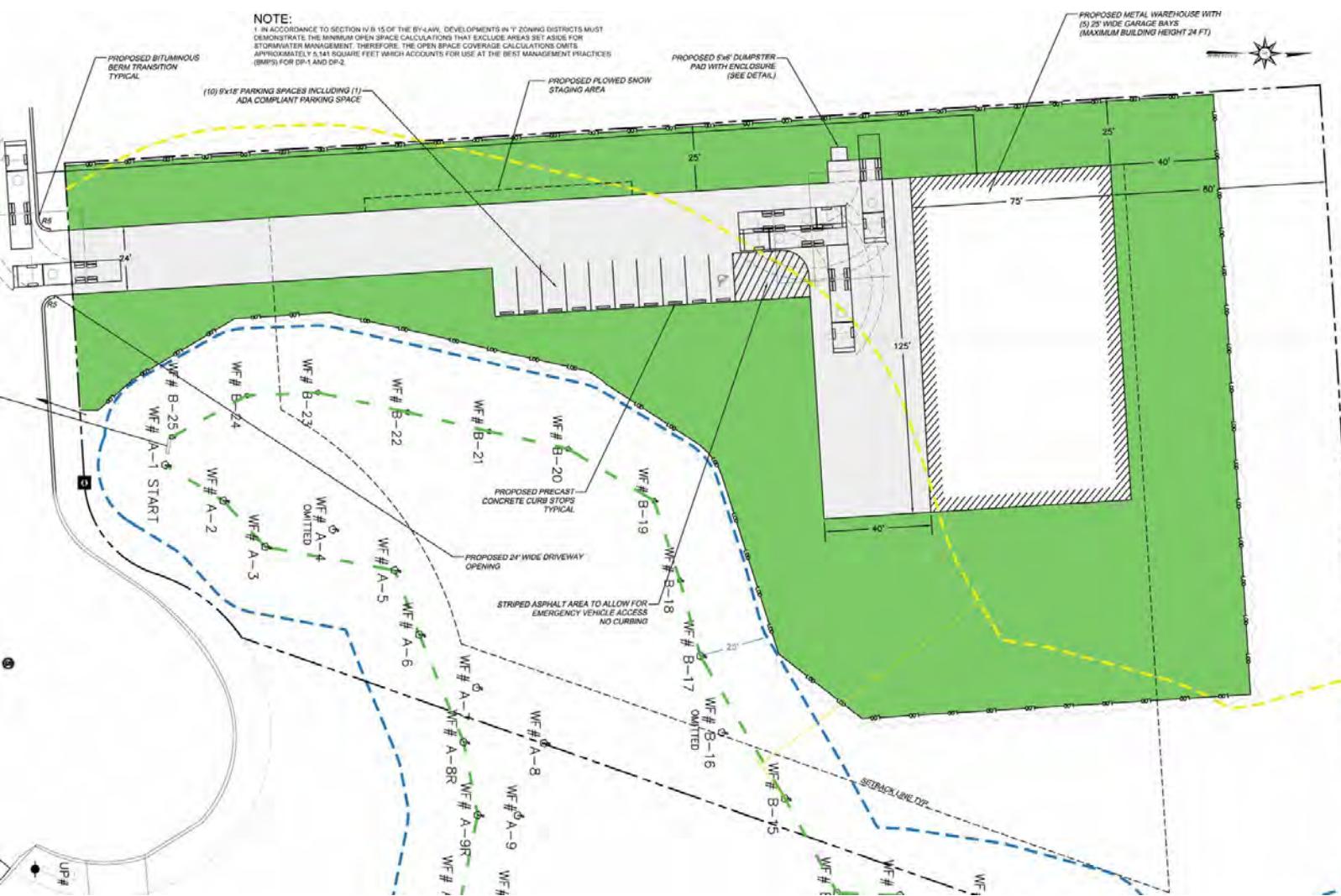
## SITE PLANS

**NOTE:**

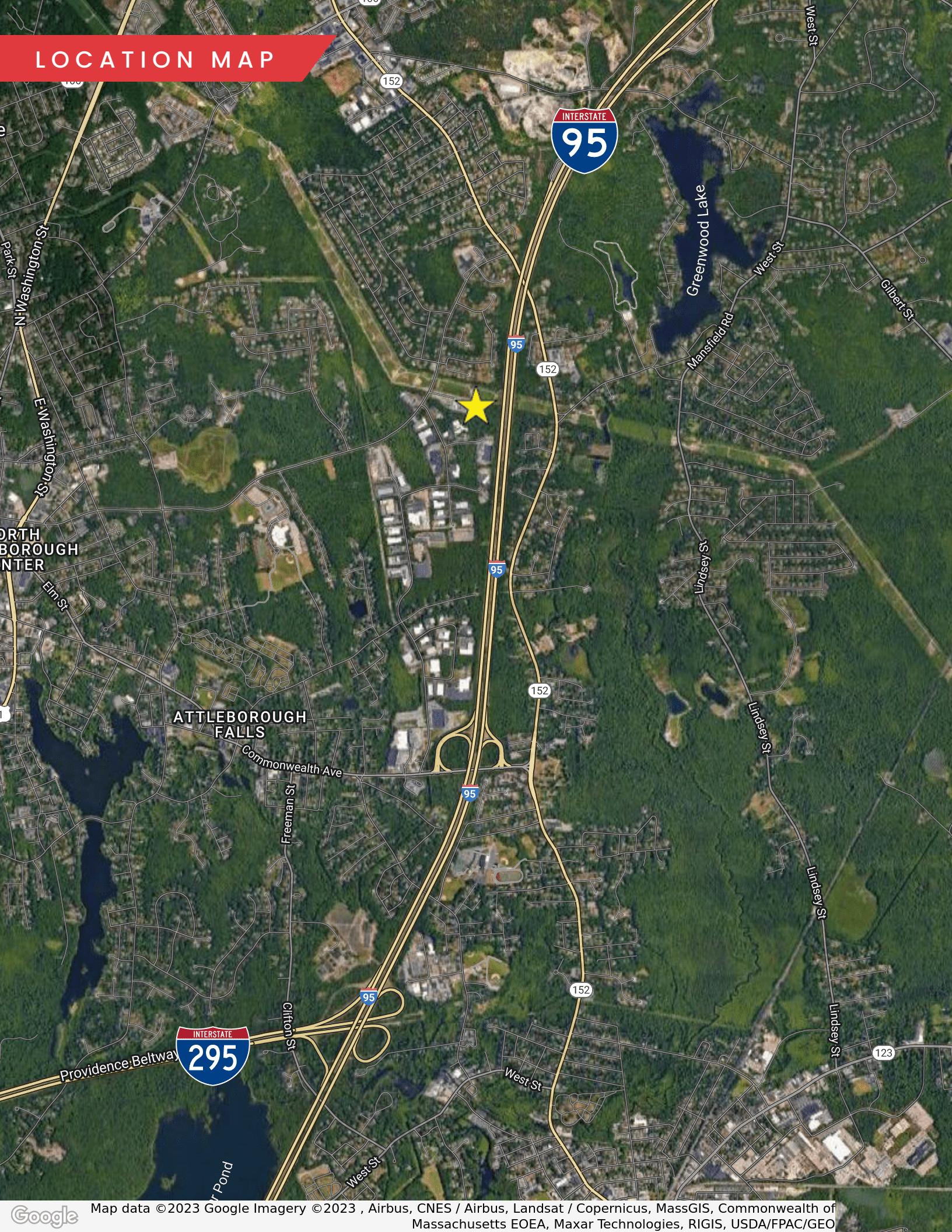
1. IN ACCORDANCE TO SECTION IV.B.15 OF THE BY-LAW, DEVELOPMENTS IN 'Y' ZONING DISTRICTS MUST DEMONSTRATE THE MINIMUM OPEN SPACE CALCULATIONS THAT EXCLUDE AREAS SET ASIDE FOR STORMWATER MANAGEMENT. THEREFORE, THE OPEN SPACE COVERAGE CALCULATIONS OMISSIONS APPROXIMATELY 5,141 SQUARE FEET WHICH ACCOUNTS FOR USE AT THE BEST MANAGEMENT PRACTICES APPROVED FOR NE-1 AND NE-2.

PROPOSED 5'x6' DUMPSTER

**PROPOSED METAL WAREHOUSE WITH  
(5) 25' WIDE GARAGE BAYS  
(MAXIMUM BUILDING HEIGHT 24 FT)**



## LOCATION MAP



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