



20 STRAFELLO DRIVE

AVON, MA

FOR SALE | 18' CLEAR WAREHOUSE BUILDING

- 18' Clear Height
- Located in an established park 1.5 miles from Route 24
- Short term income in place
- Owner User or Investment Opportunity

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

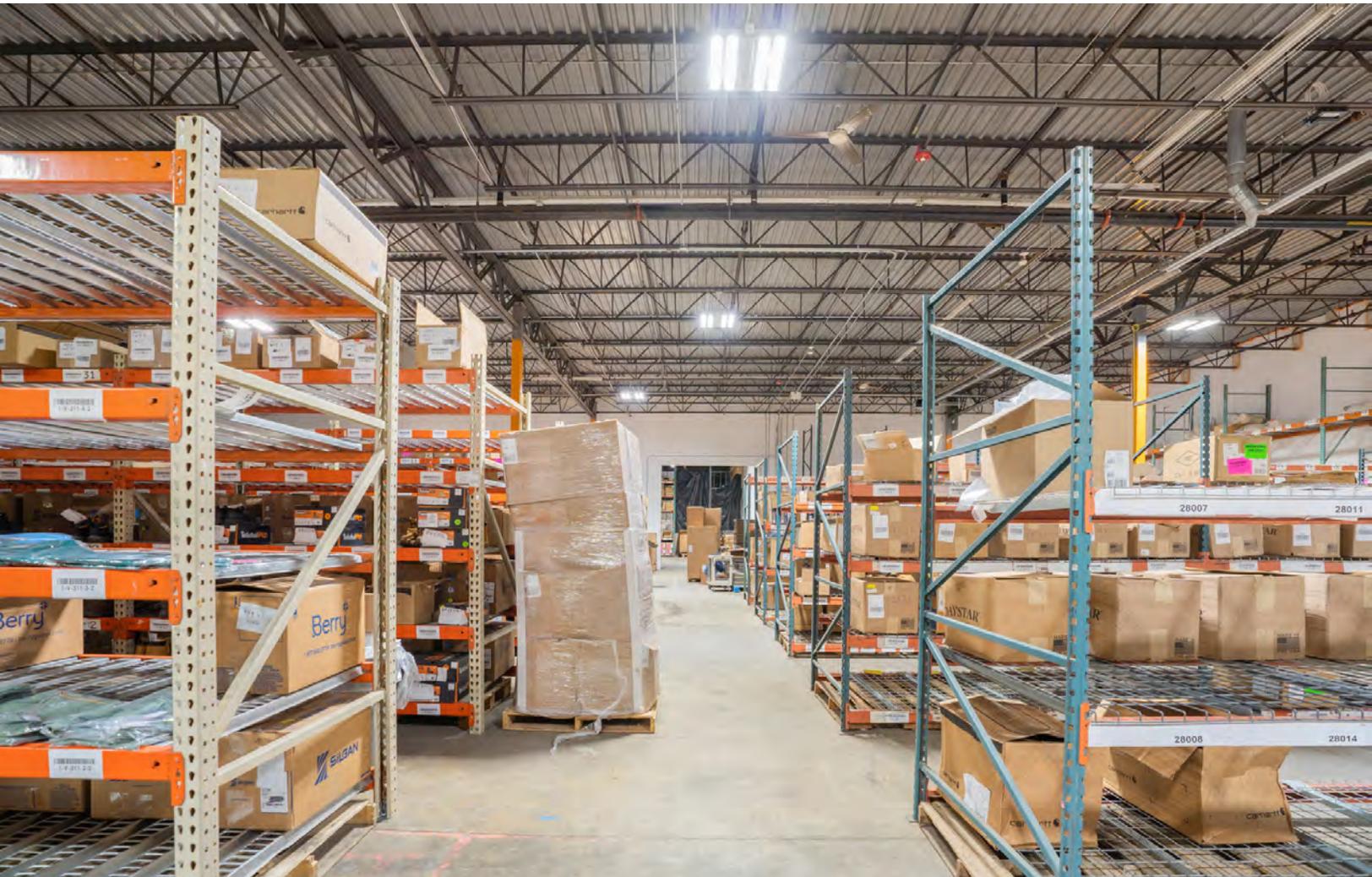
LOADING:	4 Docks
CLEAR HEIGHT:	18'
COLUMNS:	30' wide
CONSTRUCTION:	Masonry
POWER:	800a
PARKING:	80 Spaces
GAS:	Natural
HEATING:	Gas
SEWER:	Septic
WATER:	Well
R.E. TAXES:	\$1.32/SF (2024)

OFFERING SUMMARY

Sale Price:	MARKET
Building Size:	44,000 SF
Office Space:	2,000 SF (1st Floor) 2,000 SF (2nd Floor)
Lot Size:	1.97 AC
Zoning:	Industrial

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,200	69,829	253,865
Total Population	66,229	189,680	651,460
Average HH Income	\$90,303	\$96,331	\$109,459







HIGHWAY PROXIMITY



1.3 MILES
3 MINUTES



5.5 MILES
9 MINUTES



8.8 MILES
12 MINUTES



9.2 MILES
13 MINUTES

BOSTON, MA

20 MILES | 28 MINS

PROVIDENCE, RI

43 MILES | 41 MINS

20 STRAFELLO
DR. AVON, MA

WATER.COM
BY PRIMO BRANDS™

Lineage **MPT**

COSTCO
WHOLESALE

IKEA

FINBARR MECHANICAL

DCNE BE Peterson
Building Engineering Partnerships

Tighe Logistics
GROUP

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