

46 STAFFORD ST.

LAWRENCE, MA

FOR LEASE | 179,258 SF INDUSTRIAL SPACE AVAILABLE

- Class A Industrial Manufacturing Building
- 31' Clear Height
- 2 Miles from Route 93
- Subdividable



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

596,181 SF Industrial Building on 14.5 AC +/-
179,258 SF Available, Subdividable For Lease

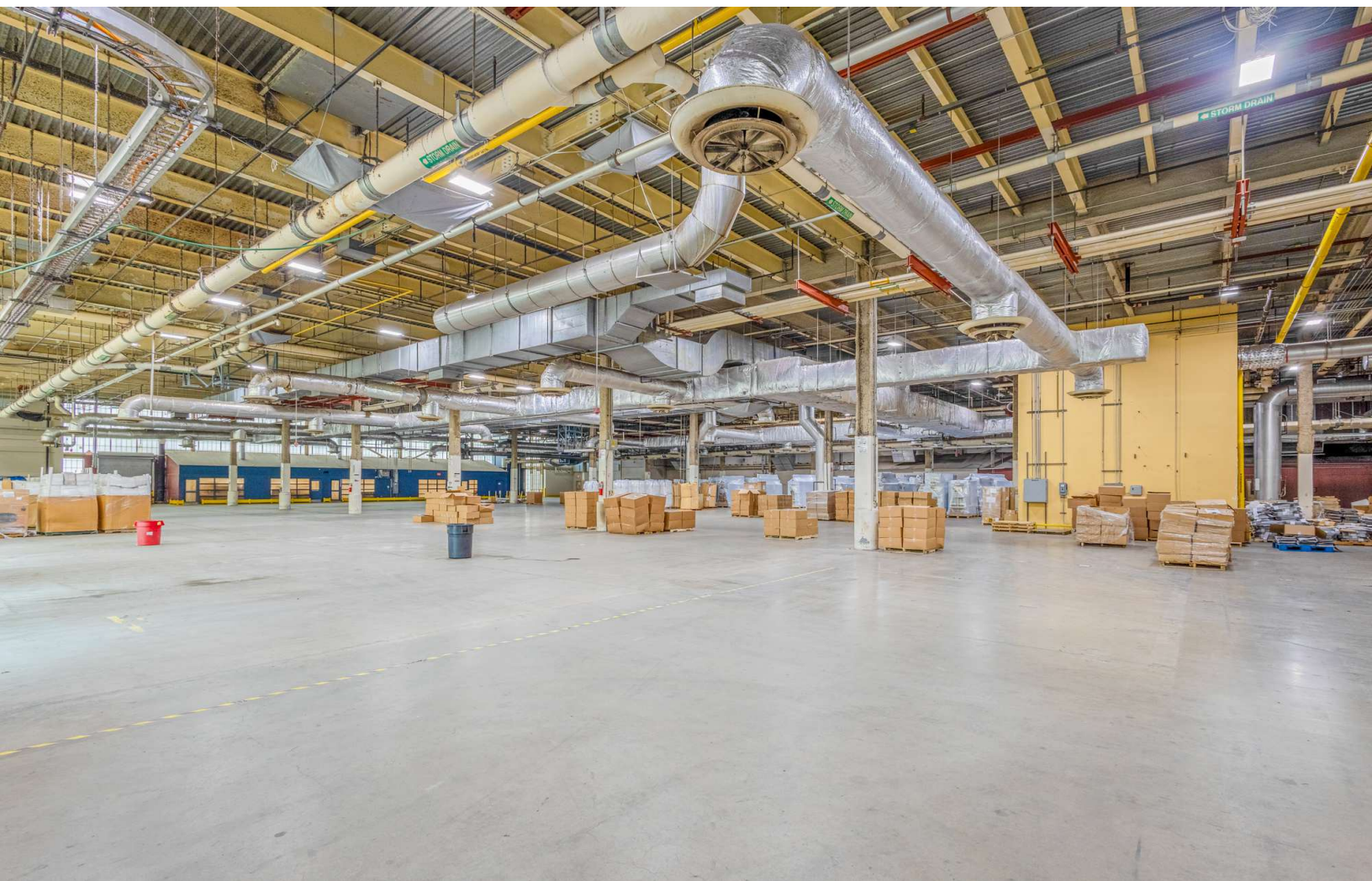
PROPERTY HIGHLIGHTS

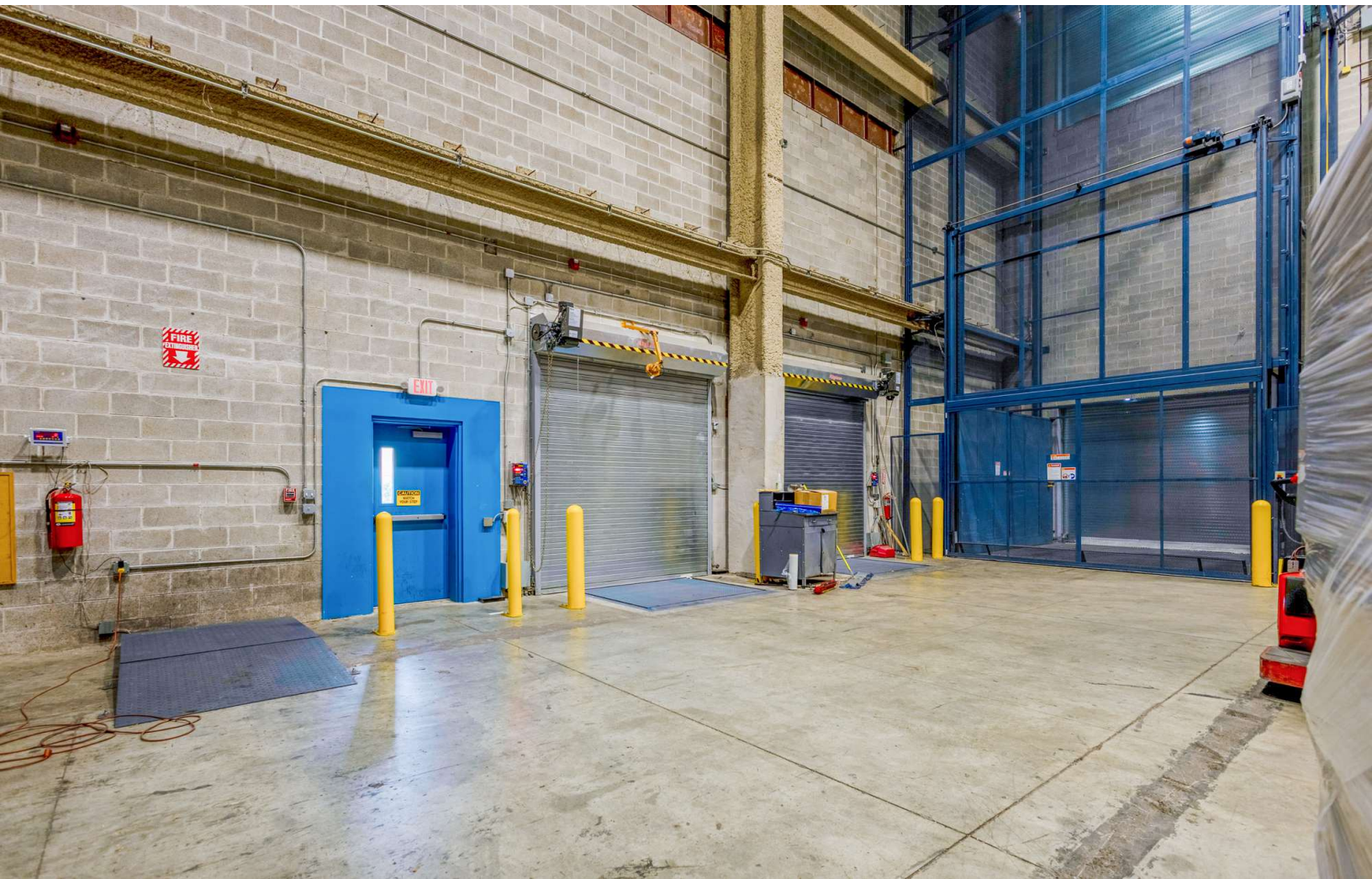
- Class A Industrial Manufacturing Building
- 31' Clear Height
- 2 Miles from Route 93
- Utilities: Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City

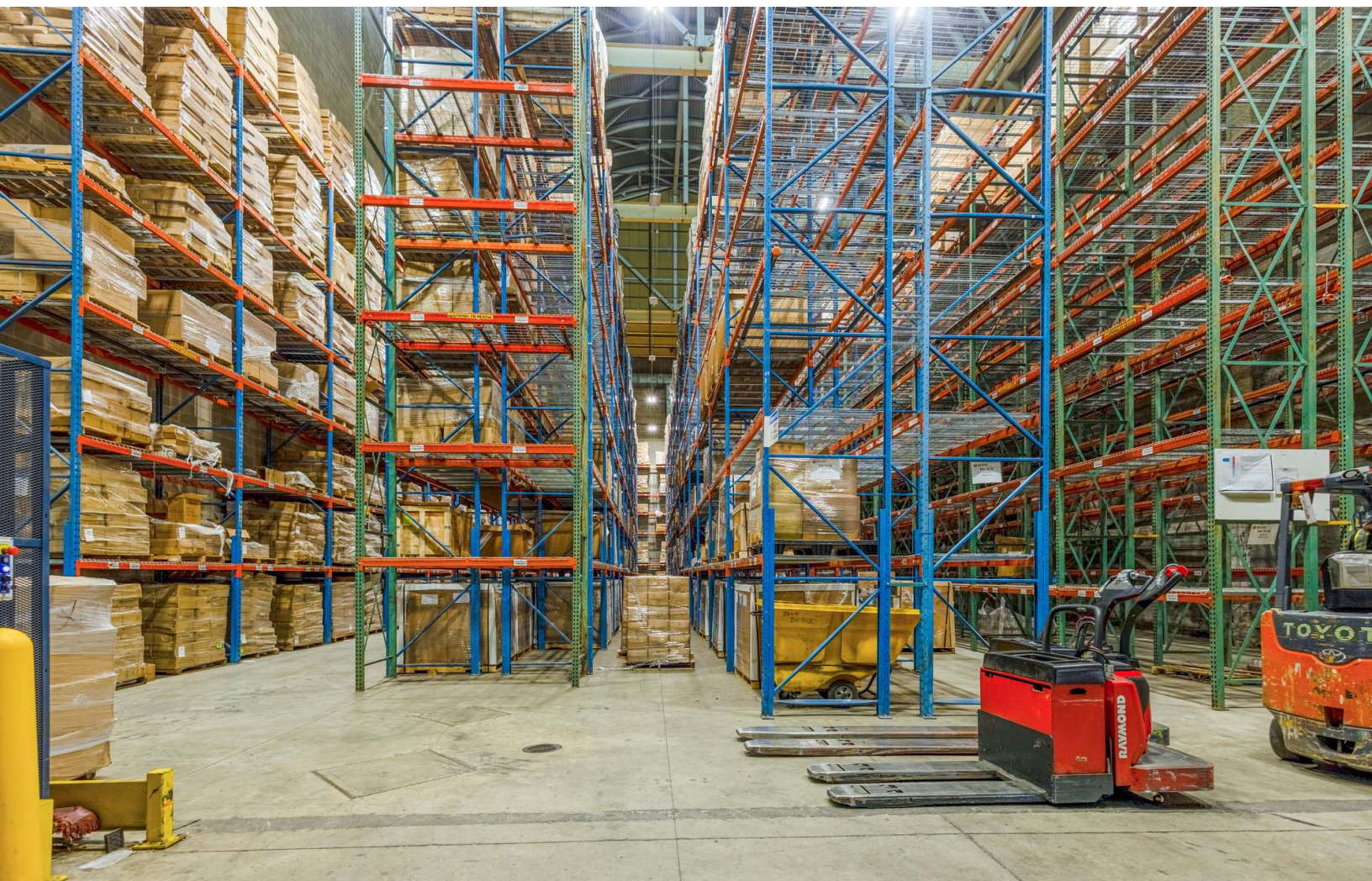
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	50,006	73,509	202,550
Total Population	146,068	207,847	558,922
Average HH Income	\$92,246	\$112,419	\$129,565

PROPERTY SPECIFICATIONS

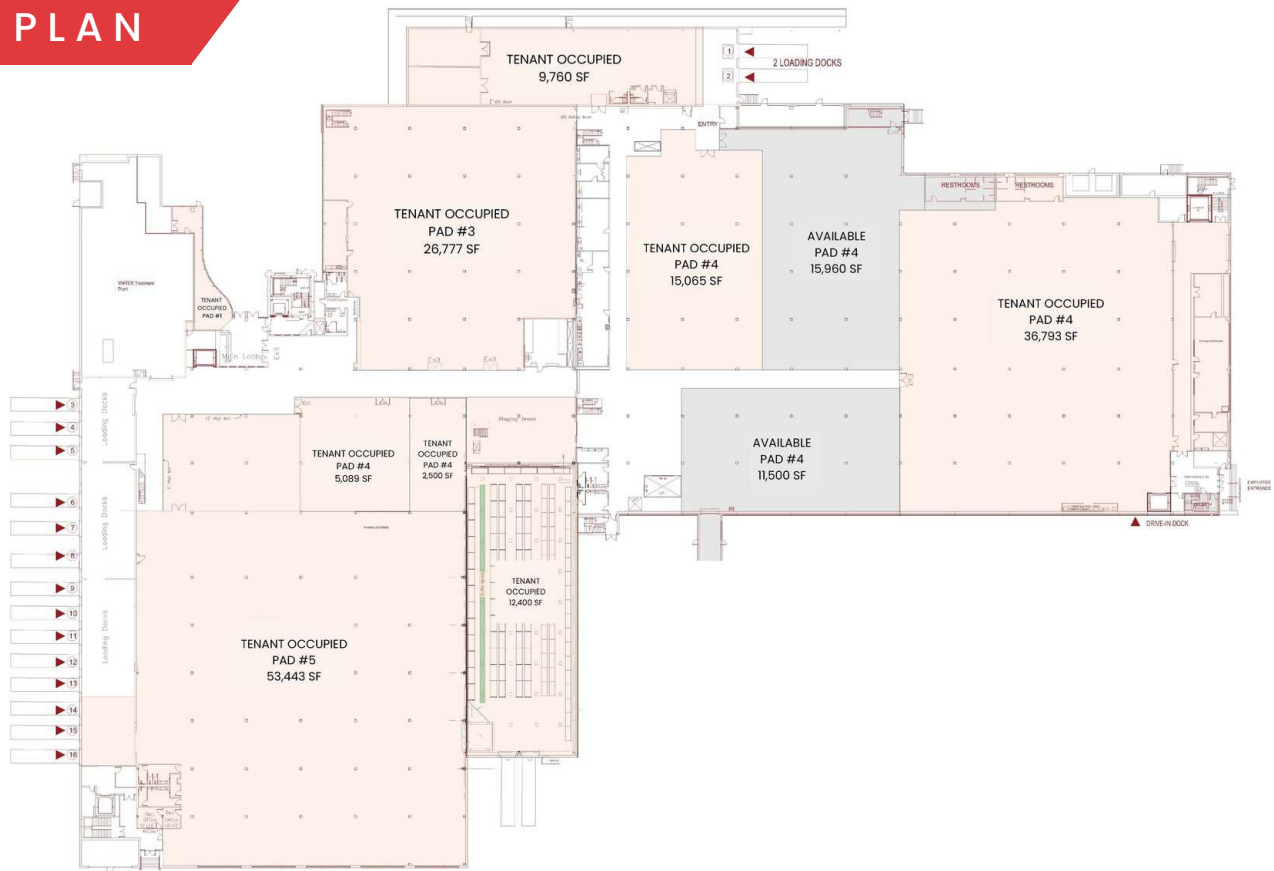
Building Size:	596,181 SF
Available Subdividable:	179,258 SF
Lot Size:	14.5
Stories:	3
Class:	A
Docks:	17 ext 17 int
Drive Ins:	2 tot./12' w x 12' h
Columns:	32'w x 28'd
Sprinklers:	Dry
Year Built:	1996
Floor Thickness:	6"
Parking:	Surface - 390
Clear Height:	31'
Power:	800a/120 - 480v 3p 4w Heavy
Levelers:	17 int
Construction:	Steel
Cross Docks:	Yes
Lease Rate:	Market







SITE PLAN

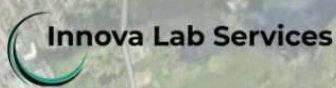


Scale 1/64" = 1'-0"
IndusPAD: 1st Floor Layout with Tenant Locations



Scale 1/64" = 1'-0"
IndusPAD: 2nd Floor Layout with Tenant Locations

INDUSTRIAL AREA



MASSACHUSETTS
NEW HAMPSHIRE

213

113

28

METHUEN



46 STAFFORD ST.
LAWRENCE, MA

HIGHWAY PROXIMITY



2.7 MILES
10 MINUTES



1.7 MILES
7 MINUTES



0.2 MILES
2 MINUTES

INDUSTRIAL AREA



LAWRENCE



46 STAFFORD ST

LAWRENCE, MA

FOR LEASE | 179,258 SF INDUSTRIAL COMPLEX AVAILABLE

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