



159 LORUM STREET

TEWKSBURY, MA

FOR SALE OR LEASE | 20,000 SF INDUSTRIAL BUILDING ON 2.3 AC

MICAH STUBBLEBINE 978.265.8101 micah@stubblebinecompany.com
JAMES STUBBLEBINE 617.592.3388 james@stubblebinecompany.com
DAVID STUBBLEBINE 617.592.3391 david@stubblebinecompany.com

 THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

20,000 SF Industrial Building on 2.3 AC for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,837	68,861	216,407
Total Population	60,968	190,998	603,049
Average HH Income	\$131,793	\$126,160	\$141,311

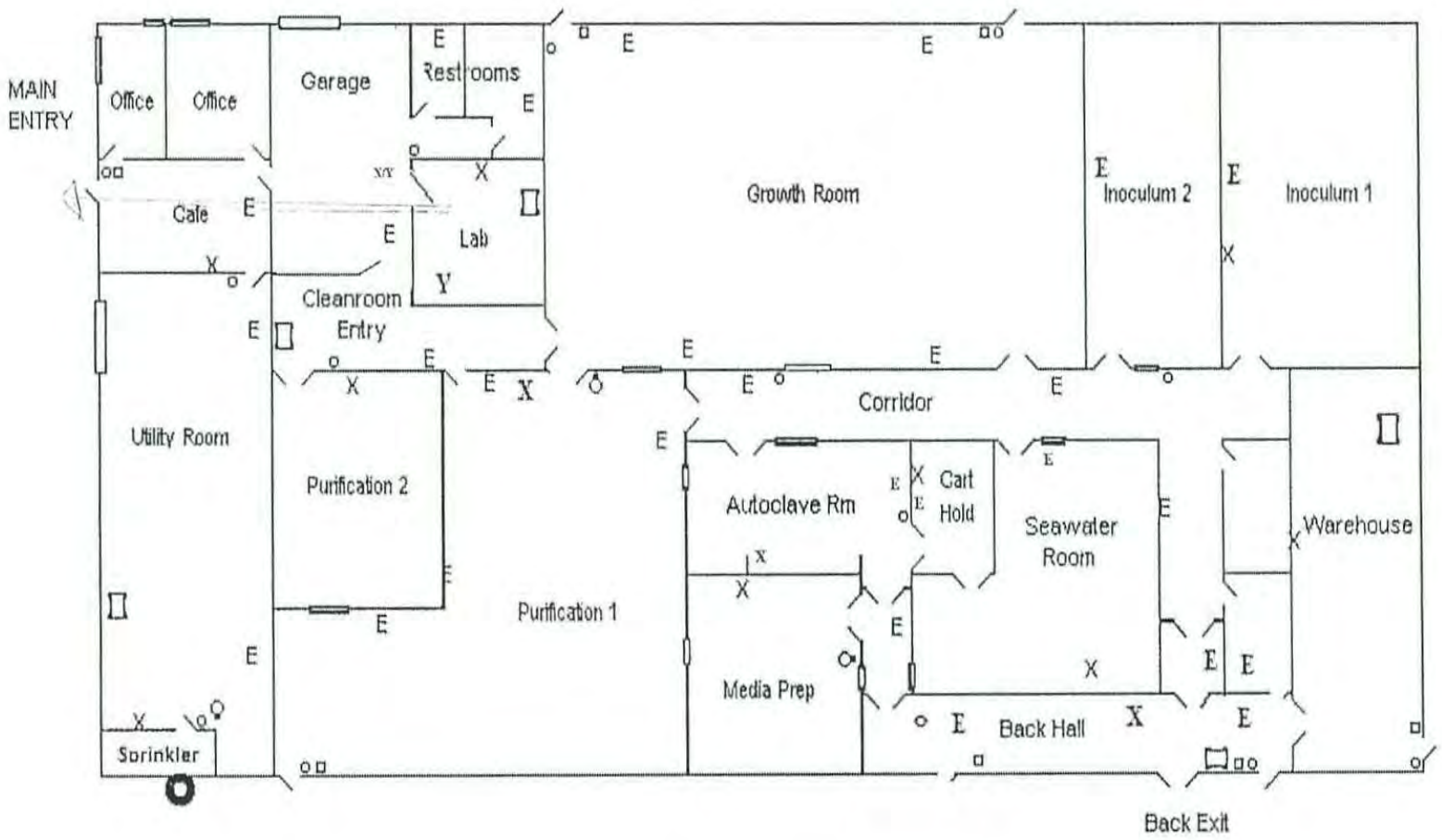
PROPERTY SPECIFICATIONS

Building Size:	20,000 SF
Lot Size:	2.3 Acres
Facility:	Clean room and cell culture
Zoning:	Industrial-1
Ceiling Height:	14'
Loading:	Two (2) Drive-In Doors (10' x 12') and (8' x 10')
Electric:	1200 amps, 480 volt

HVAC:	Natural gas heat and economized options: 2- 50 Ton Units 1- 25 Ton Unit 1- 15 Ton Unit 1- 10 Ton Unit 3- 7.5 Ton Units
Sprinkler:	Full wet system
Fire Alarm:	Updated system
Misc:	Drains throughout property Water purification system Class 10000 and 100000 clean room Clean room and cell culture facility
Utilities:	Town water and sewer
Lease Rate:	Market
Sale Price:	Market



FLOOR PLANS





Location Highlights:

- 1.2 Miles to I-495
- 4.5 Miles to I-93
- 5 Miles to Route 3
- 14.5 Miles to I-95

159 LORUM STREET

TEWKSBURY, MA

FOR LEASE | 20,000 SF INDUSTRIAL BUILDING ON 2.3 AC

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL