



# 285 CIRCUIT STREET

HANOVER, MA

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7,400 SF | HIGH QUALITY INDUSTRIAL SPACE FOR LEASE

- No Columns
- One (1) Loading Dock
- Convenient South Shore Location
- One (1) Grade-Level Door
- 20' Clear Ceiling Height



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

7,400 SF HIGH QUALITY INDUSTRIAL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- No Columns
- One (1) Loading Dock
- One (1) Grade-Level Door
- 20' Clear Ceiling Height
- Convenient South Shore Location

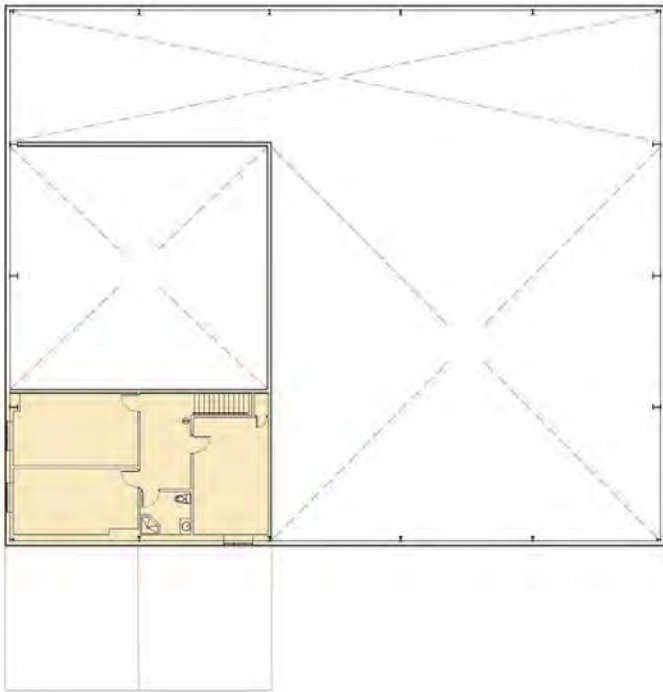
## OFFERING SUMMARY

Building Size:	91,377 SF
Available SF:	7,400 SF
Lot Size:	5.91 Acres
Loading:	One (1) Tailboard (Expendable) One (1) Grade-Level
Ceiling Height:	20' Clear
Power:	400 Amps
Columns:	Clear Span
Water/Sewer:	Town/Septic
Heat:	Gas
Sprinkler:	Wet
Zoning:	Industrial
Lease Rate:	\$12.50/yr (NNN)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,862	32,910	160,503
Total Population	35,389	88,274	427,812
Average HH Income	\$171,489	\$168,633	\$147,842



# FLOOR PLANS



2 MEZZANINE LEVEL

SCALE: NTS



1 GROUND LEVEL

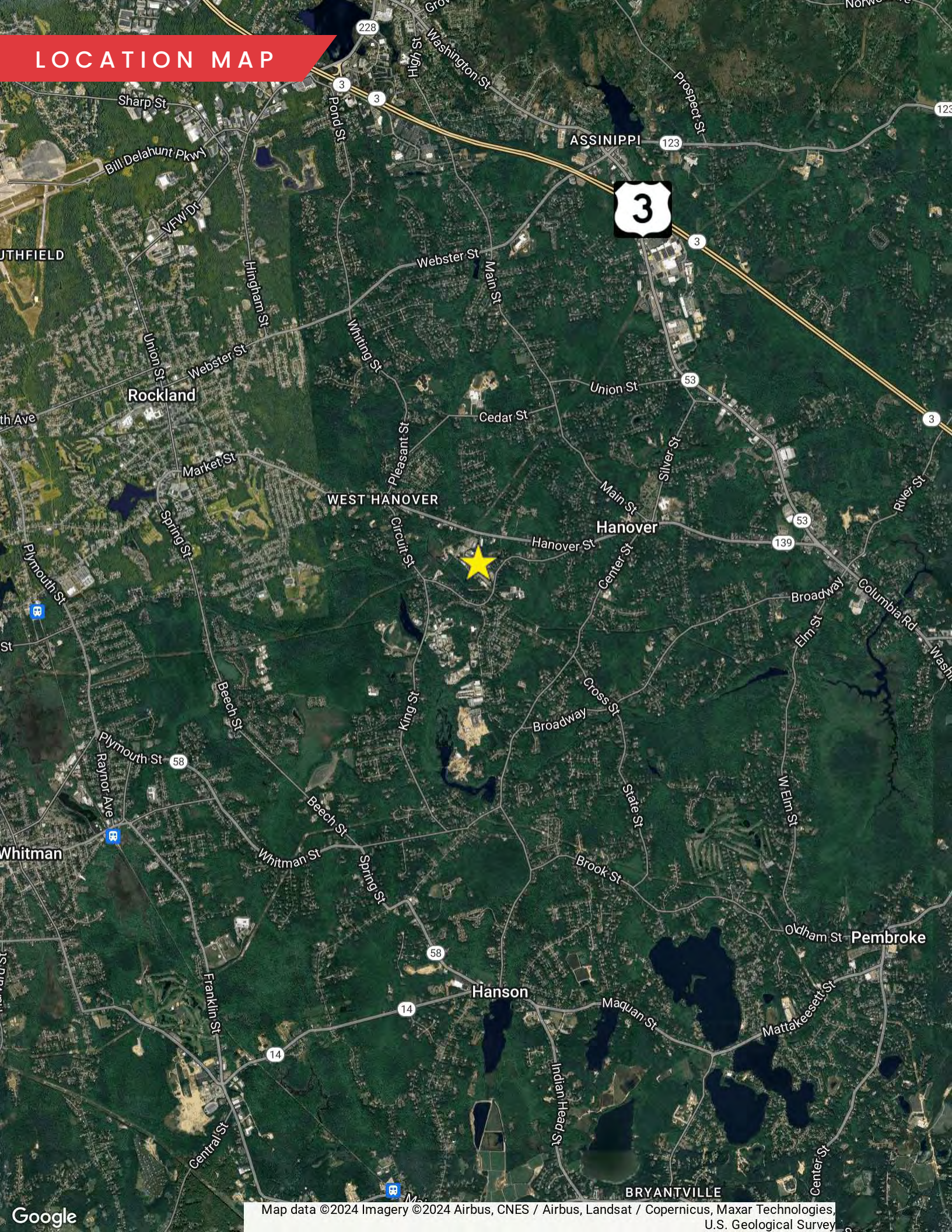
SCALE: NTS

LEGEND	
	EXISTING PARTITION
	EXISTING DOOR
	NE K9 ATHLETE
	ADJACENT TENANT

NOTE:  
ALL FURNITURE AND  
WORKSTATIONS  
PROVIDED BY TENANT

0' 2' 5' 10' 20'

# LOCATION MAP



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