

For Sale or Lease



72 SOUTH KIMBALL STREET

HAVERHILL, MA

FOR SALE OR LEASE | TWO INDUSTRIAL BUILDINGS TOTALING 10,600 ~ SF

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



Building A



Building B

OFFERING SUMMARY

Lot Size:	1.07 Acres
Available SF:	10,600 SF
Zoning:	General Business
Power:	400 Amps; 480 volt/3-phase
Lease Rate:	Market
Sale Price:	\$1,595,000

BUILDING A SPECIFICATIONS

BUILDING SIZE:	3,600 ~ SF
LOADING:	1 Drive-in door
CLEAR HEIGHT:	12' - 14'
WATER:	Water runs from Building B
GAS:	Natural
ROOF:	Rubber Membrane
FLOOR:	Concrete

BUILDING B SPECIFICATIONS

BUILDING SIZE:	7,000 ~ SF
LOADING:	2 Tailboard docks
COLUMNS:	Ground Floor
CLEAR HEIGHT:	10'
WATER:	Town water/sewer
GAS:	Natural
ROOF:	New Roof (2021) Architectural fiberglass composite
FLOOR:	Concrete
SPRINKLER:	Wet system

BUILDING A



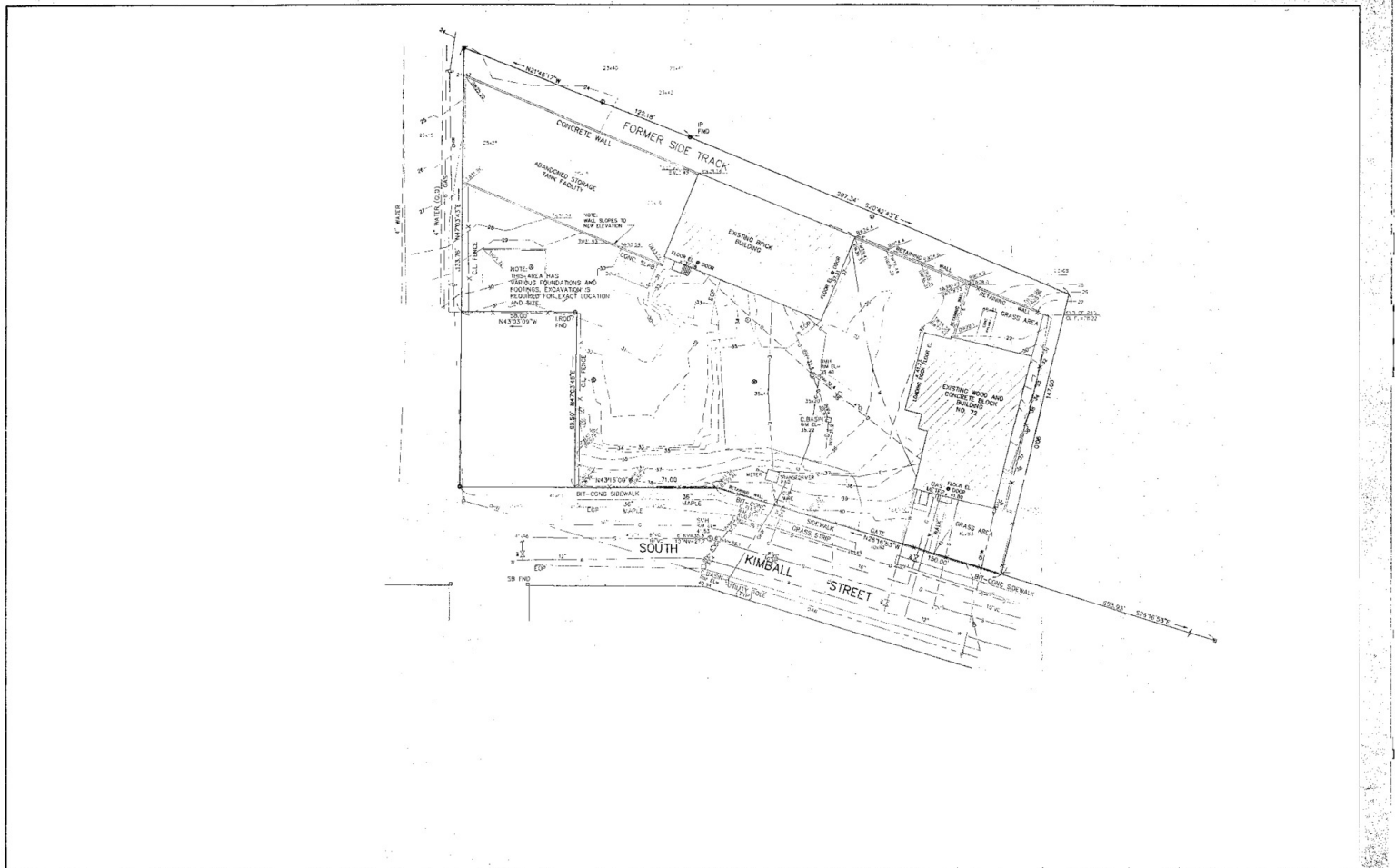
BUILDING B



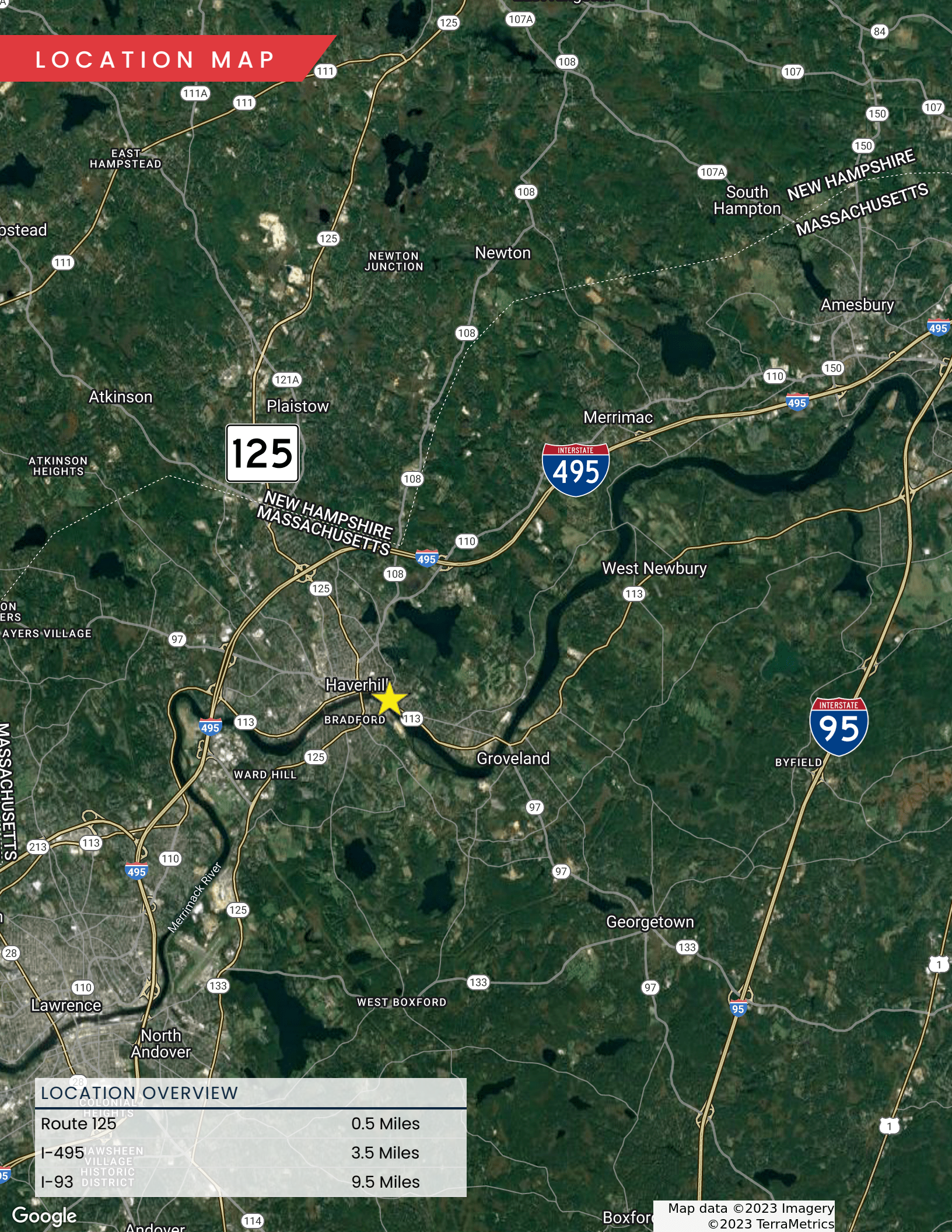
OFFICE SPACE



SITE PLAN



LOCATION MAP



125

INTERSTATE
495

INTERSTATE
95

Haverhill

BRADFORD

LOCATION OVERVIEW

Route 125	0.5 Miles
I-495	3.5 Miles
I-93	9.5 Miles

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