



# 20 STRAFELLO DRIVE

AVON, MA

FOR SALE OR LEASE | 2,000 - 44,000 SF 18' CLEAR WAREHOUSE BUILDING

- 18' Clear Height
- Located in an established park 1.5 miles from Route 24
- Subdividable to 2,000 SF



THE  
STUBBLEBINE  
COMPANY

CORFAC 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:	\$1.17/SF (2022)

## OFFERING SUMMARY

Sale Price:	MARKET
Lease Rate:	Negotiable
Available SF:	2,000 - 44,000 SF
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



ADDITIONAL PHOTOS





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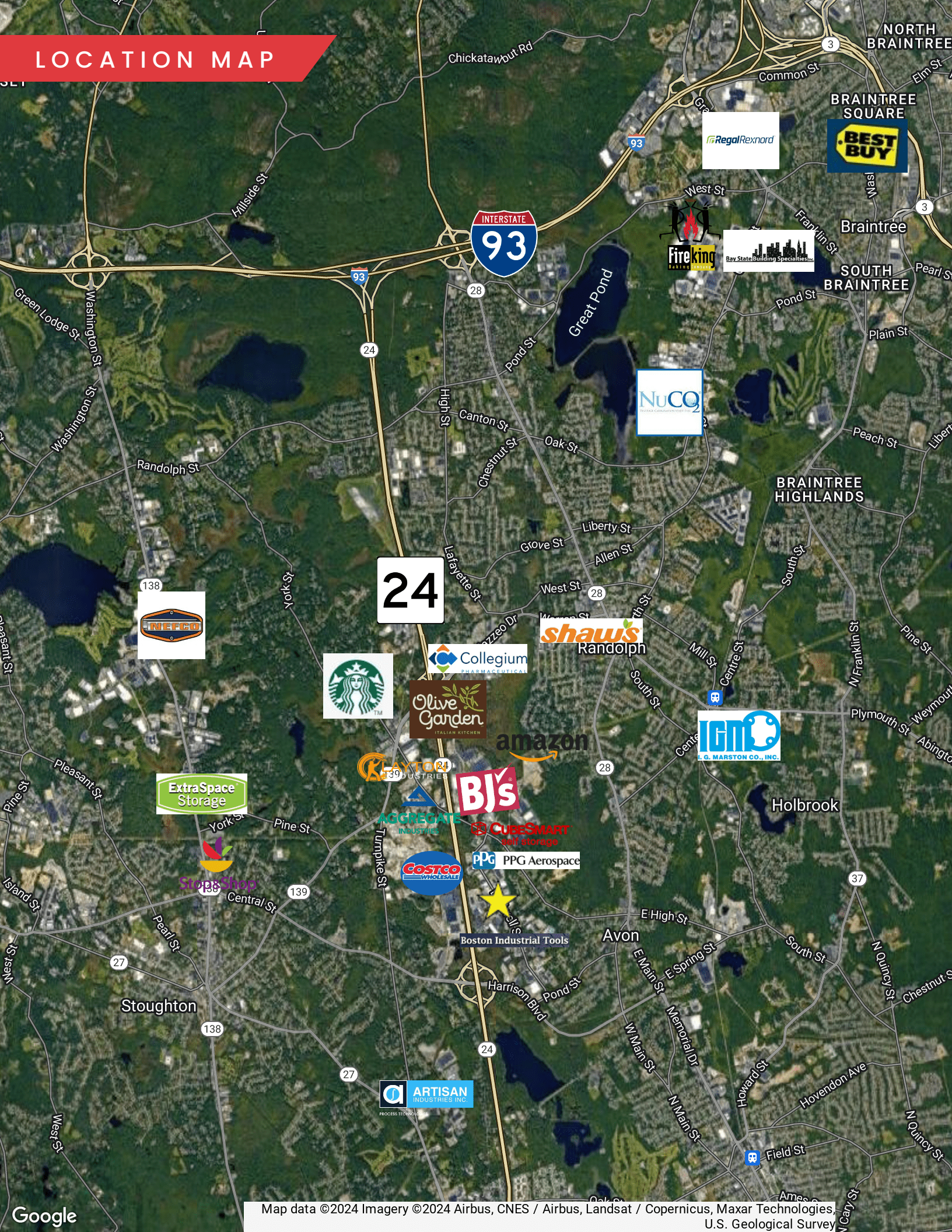


ADDITIONAL PHOTOS





# LOCATION MAP





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