



# 300 CANAL ST, BLG. 7

LAWRENCE, MA

FOR SALE | 58,200~SF INDUSTRIAL BUILDING

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THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



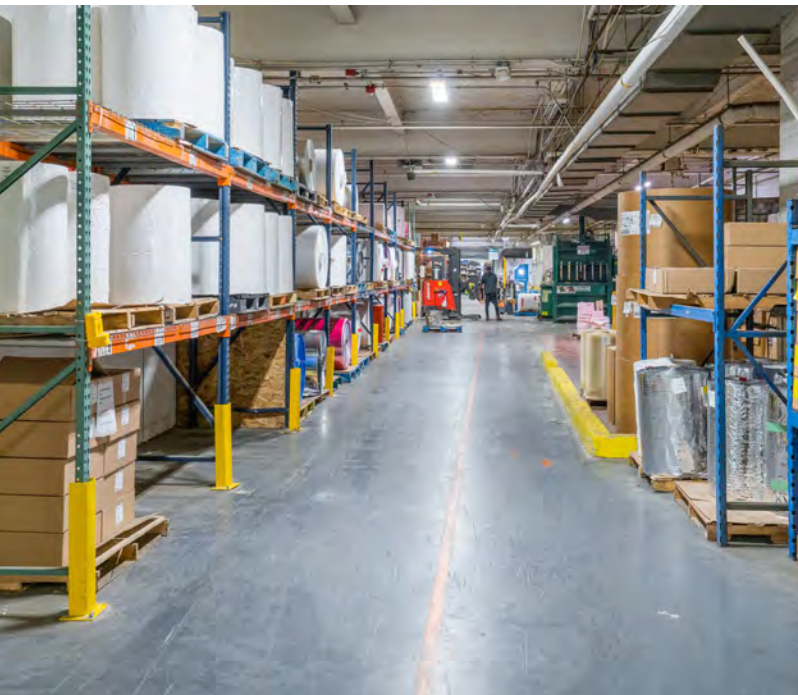
## PROPERTY SPECIFICATIONS

Building Size:	58,200~SF comprised of: Ground Floor: 35,592~SF Second Floor: 25,608~SF
Lot Size:	0.95 AC
Zoning:	Industrial-2 (I2)
Electrical:	480v, 800 amps, 3-phase, 3-wire
Sprinklers:	100% Wet System
Age:	1964
Roof:	Rubber Membrane
Heat:	Gas (four new units in 2018) & electric
AC:	Office only
Air:	Compressed air- lines throughtout the first floor
Parking:	18 Spaces (See easement agreement)

Loading:	Two (2) Docks Two (2) On-Grade Roll-Up Doors
Clear Height:	11'9" - 20'~ Clear (Ground Floor) 9' ~ Clear (Second Floor)
Construction:	Steel Frame & Masonry
Sewer/Water:	City
Vacancy Date:	4/15/2024
R.E. Taxes:	\$0.65/SF (FY 2023)
Sale Price:	\$2,900,000

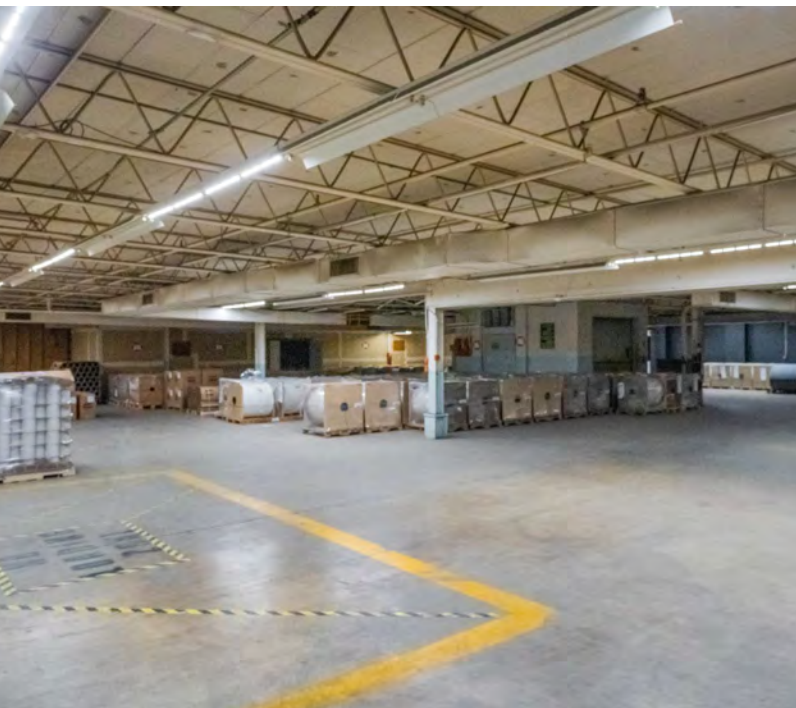


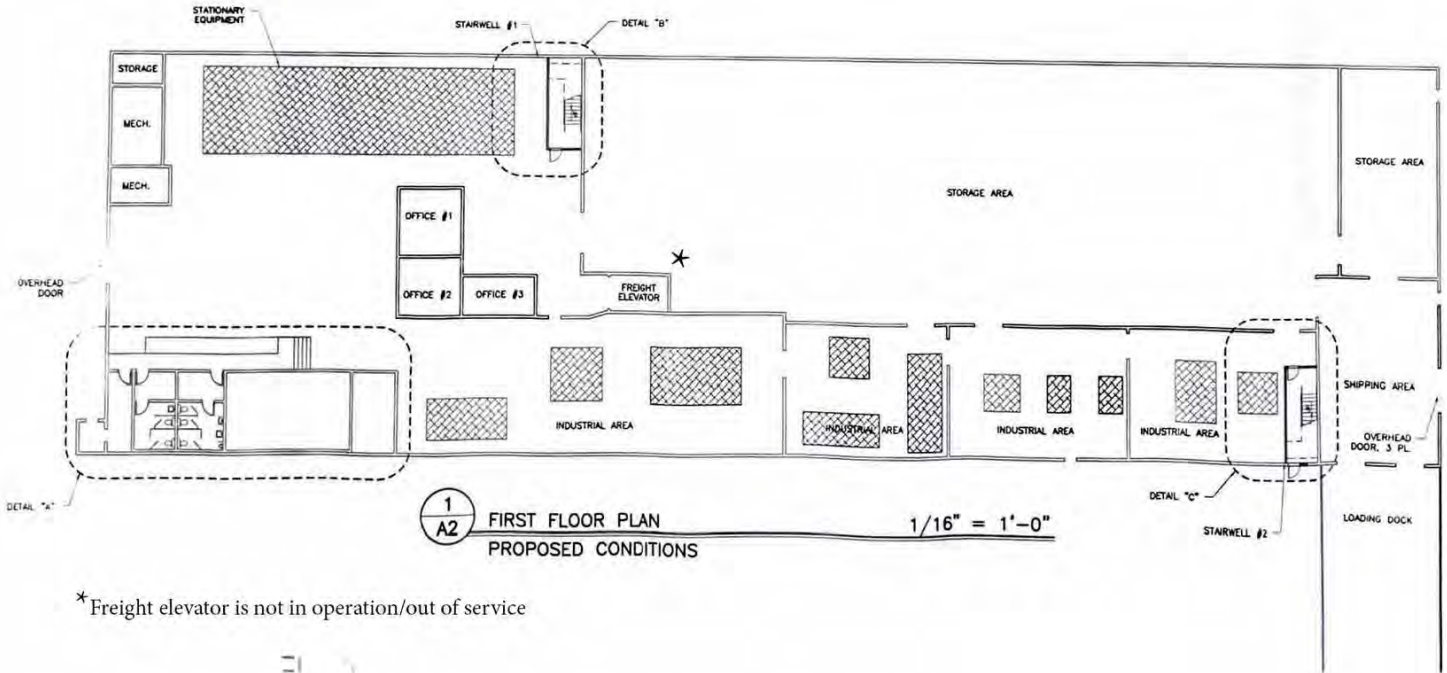
# ADDITIONAL PHOTOS





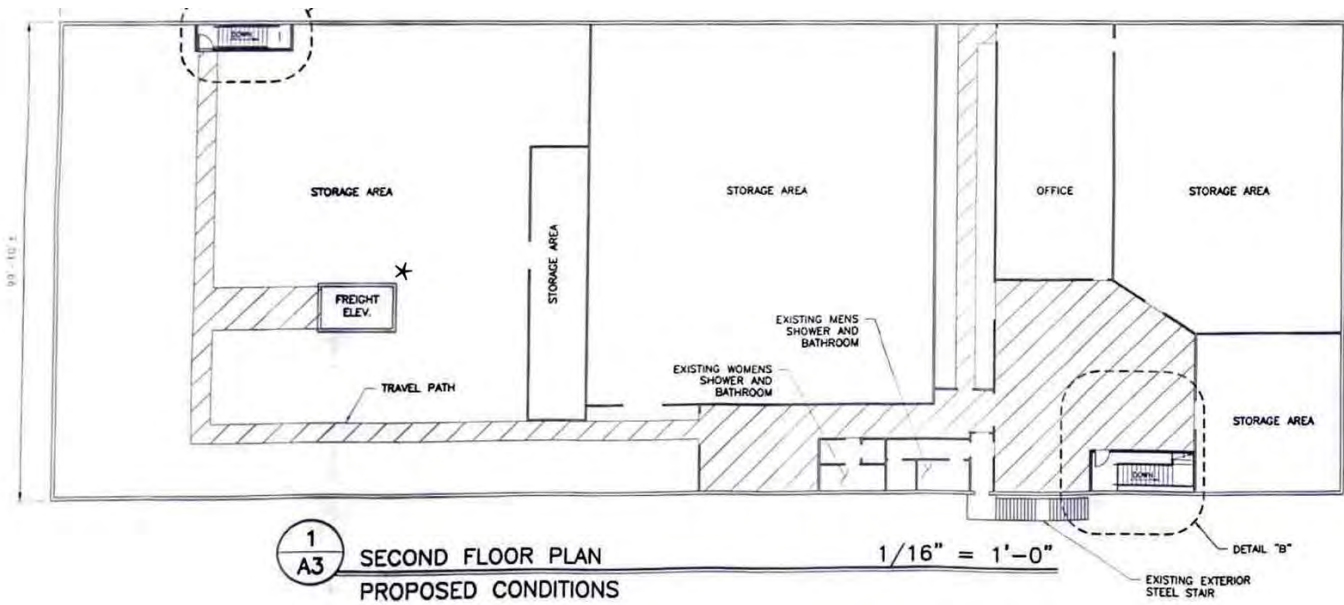
# ADDITIONAL PHOTOS





\*Freight elevator is not in operation/out of service

## First Floor



\*Freight elevator is not in operation/out of service

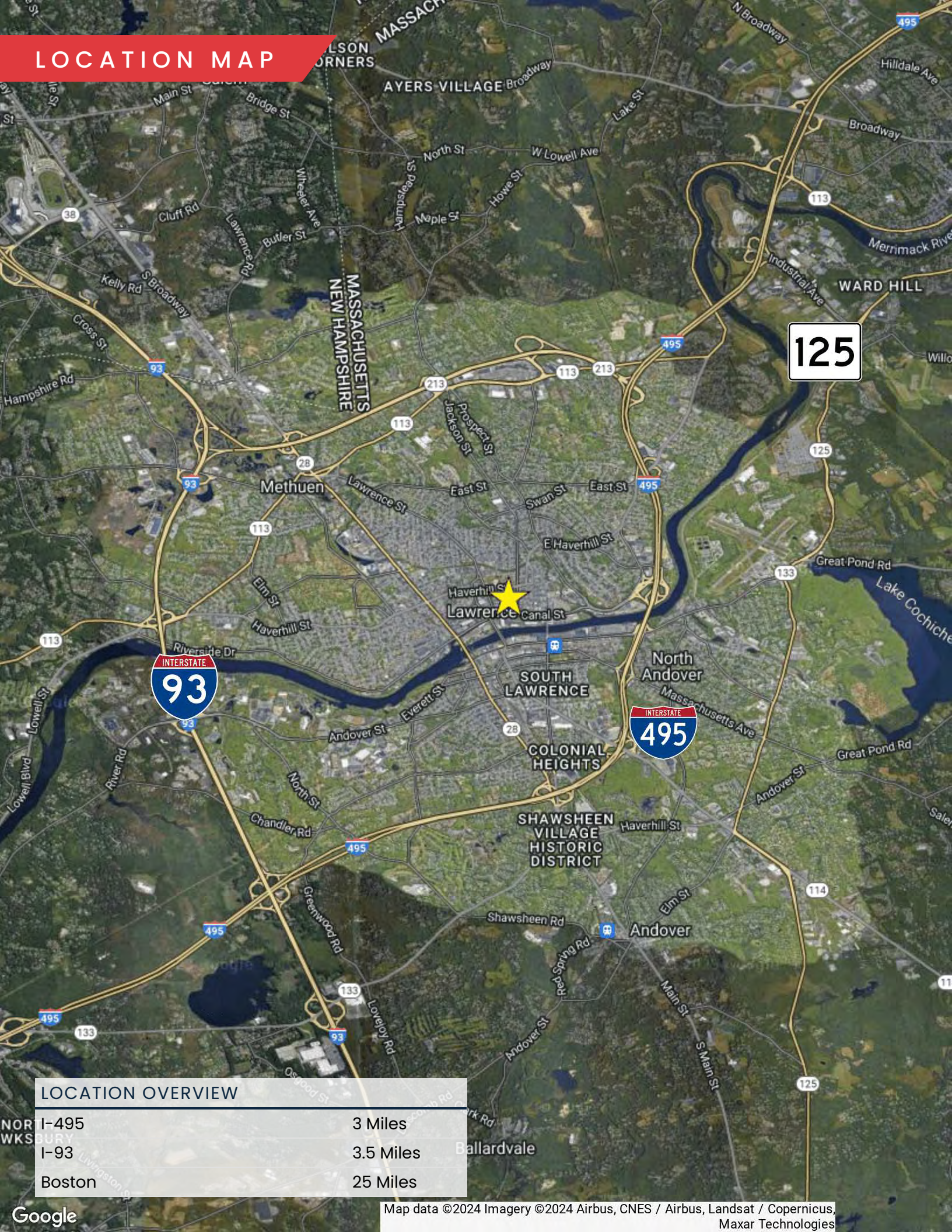
## Second Floor







# LOCATION MAP



## LOCATION OVERVIEW

I-495	3 Miles
I-93	3.5 Miles
Boston	25 Miles



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FOR SALE | 58,200 ~ SF INDUSTRIAL WAREHOUSE

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