



# 16 CARLETON DRIVE

**GEORGETOWN, MA**

**6,000 SF | AVAILABLE FOR LEASE**

- NO COLUMNS IN CERTAIN SECTIONS
- SUBDIVISION TO 15,000 SF
- 2 BRIDGE CRANES: FIVE (5) AND TEN (10) TONS
- LOCATED JUST OFF ROUTE 95
- LARGE OUTDOOR STORAGE AREA: 14.6 TOTAL ACRES
- BUILDING IS UNDERGOING A FULL RENOVATION



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

6,000 SF OF INDUSTRIAL SPACE FOR LEASE

### OFFERING SUMMARY

Building Size:	83,000 SF
Available SF:	6,000 Office Space
Lot Size:	14.6 Acres
Flat Dry Acreage:	4 Acres
Lease Rate:	Market

### AVAILABLE SPACES

1st Floor Office:	2,500 SF
2nd Floor Office:	5,450 SF
Warehouse Space:	48,891 SF

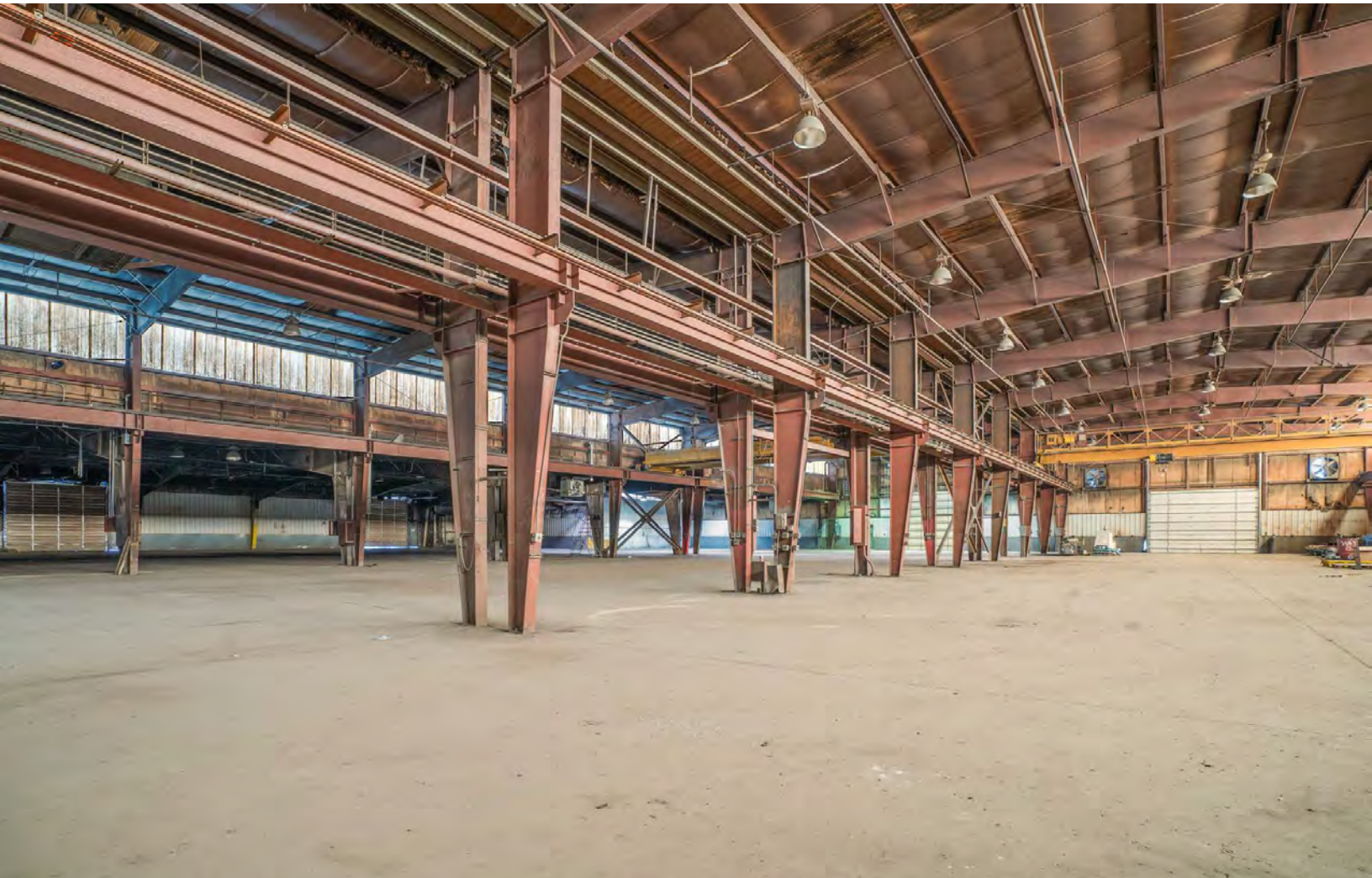
## PROPERTY SPECIFICATION

Zoning:	Industrial
Fire Protection:	Sprinkler/Fire Alarm System
HVAC:	Office: HVAC throughout production area: natural gas - unit heaters
Cranes:	Two (2) bridge cranes (5 and 10 ton)
Power:	1,000 amps/480v
Clear Height:	13' - 29'
Roof:	Warehouse roof replaced 2019
Column Spacing:	High bay: 60' wide bays Low bay: 100' wide bays
Water/Sewer:	Municipal water/private septic
Loading:	Tailboard: Two (2) Drive-in: Five (5) Additional tailboard docks can be installed

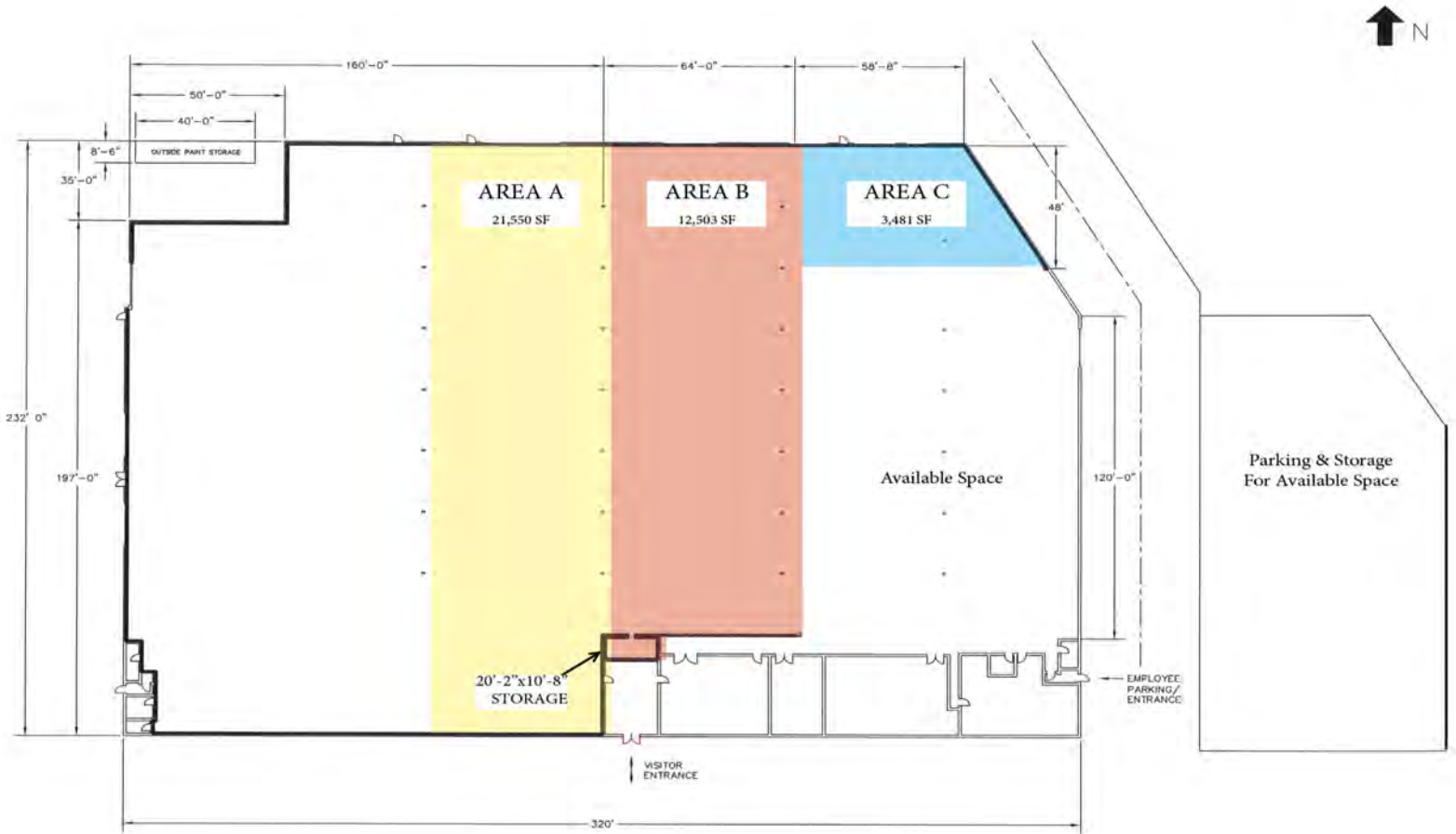
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

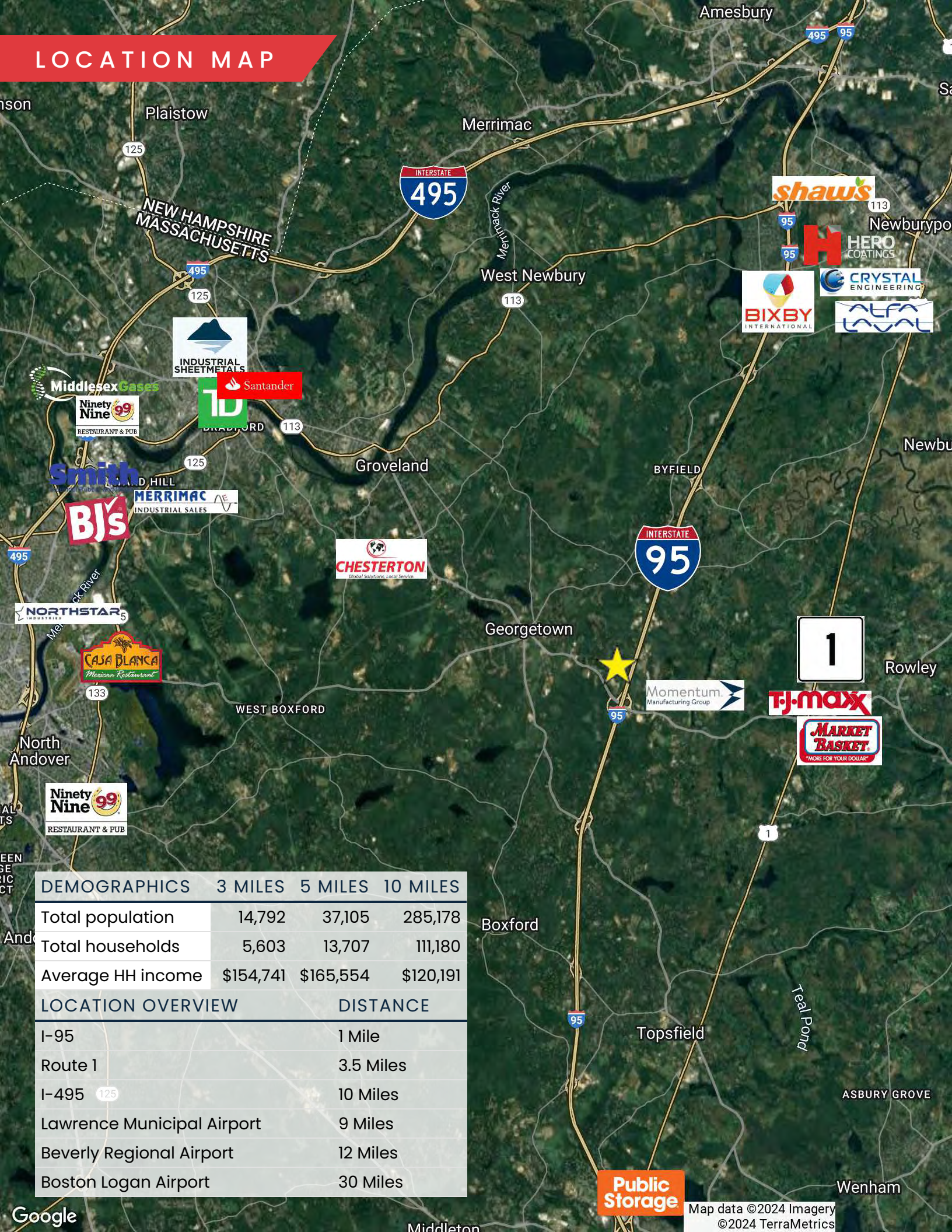


# FLOOR PLANS



B&C ENGINEERING INC.	
16 CARLETON DR.	

# LOCATION MAP



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total population	14,792	37,105	285,178
Total households	5,603	13,707	111,180
Average HH income	\$154,741	\$165,554	\$120,191
LOCATION OVERVIEW	DISTANCE		
I-95	1 Mile		
Route 1	3.5 Miles		
I-495	10 Miles		
Lawrence Municipal Airport	9 Miles		
Beverly Regional Airport	12 Miles		
Boston Logan Airport	30 Miles		

# 16 CARLETON DRIVE

GEORGETOWN, MA

6,000 SF | AVAILABLE FOR LEASE

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DANNY CRUZ

978.305.0473

danny@stubblebinecompany.com

MATTY DROUILLARD

425.691.7881

matty@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