



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

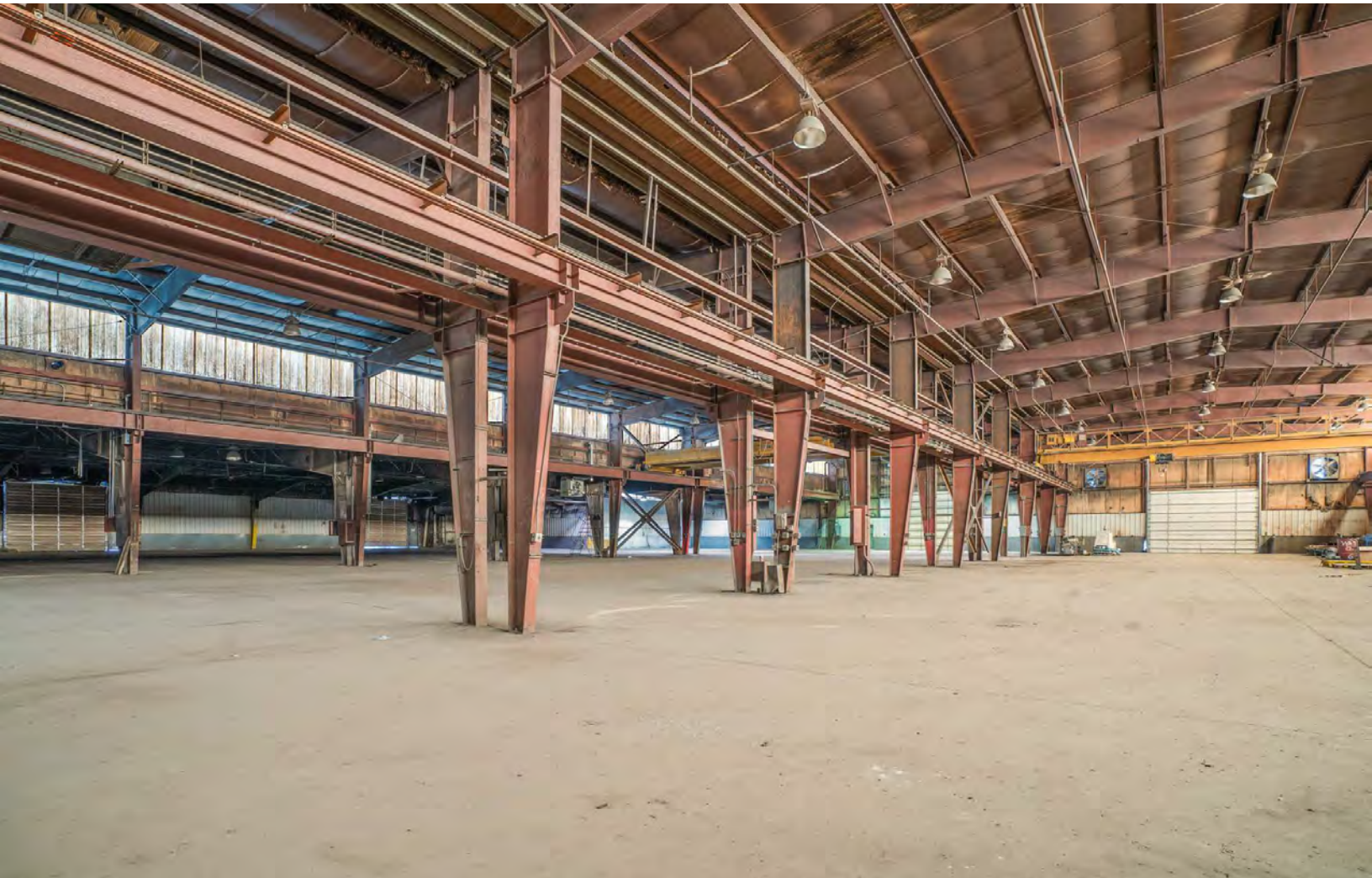
PROPERTY SPECIFICATION

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

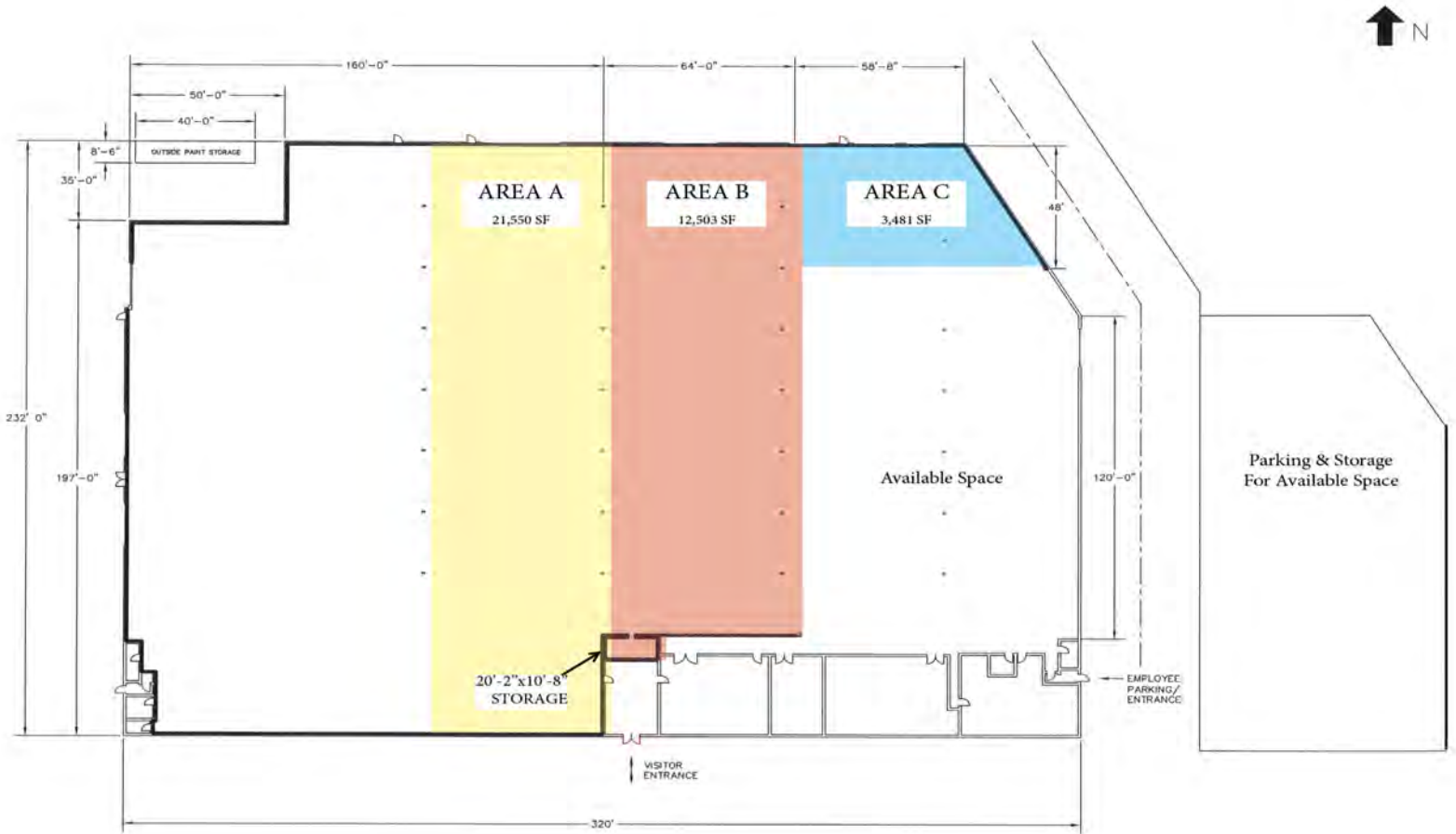
ADDITIONAL PHOTOS



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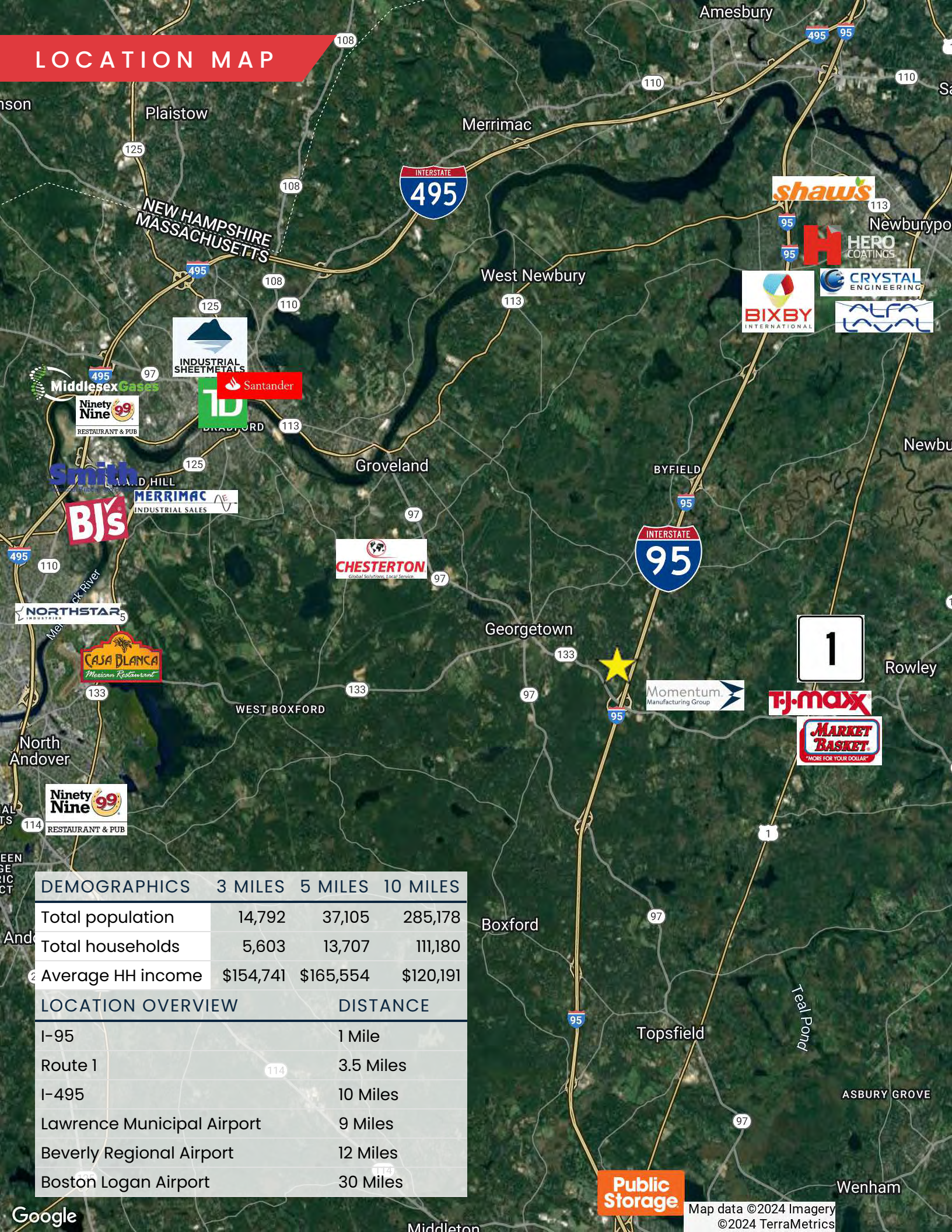


FLOOR PLANS



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	114	3.5 Miles	
I-495		10 Miles	
Lawrence Municipal Airport		9 Miles	
Beverly Regional Airport		12 Miles	
Boston Logan Airport		30 Miles	

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Public Storage

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