



95 CONCORD ST

NORTH READING, MA

FOR LEASE | 40,000 SF TRUCK TERMINAL/IOS SITE ON 10.3 AC

- 7 Paved Acres
- 71 Dock Doors
- Located 0.4 Miles from I-93

REALTERM



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

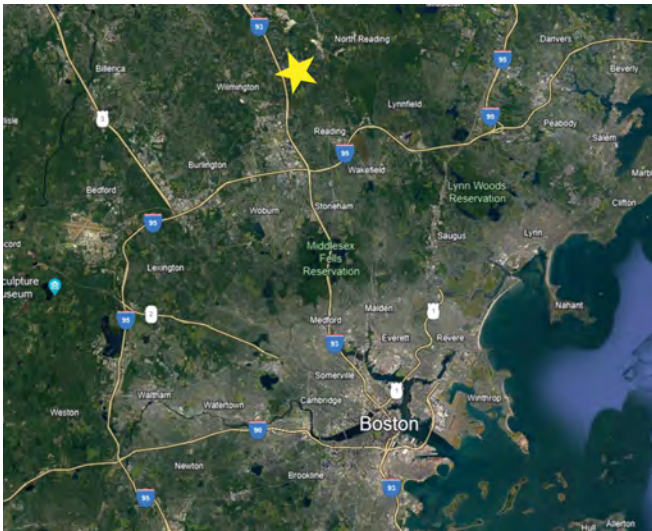


PROPERTY DESCRIPTION

40,000 +/- SF Industrial Truck Terminal & Repair Garage/Industrial Outdoor Storage Site for Lease

DISTANCES

- 1 Minute (0.4 Miles) from I-93
- 6 Minutes (5.1 Miles) from I-95
- 17 Minutes (12.3 Miles) from Route 1
- 21 Minutes (16.2 Miles) from Boston



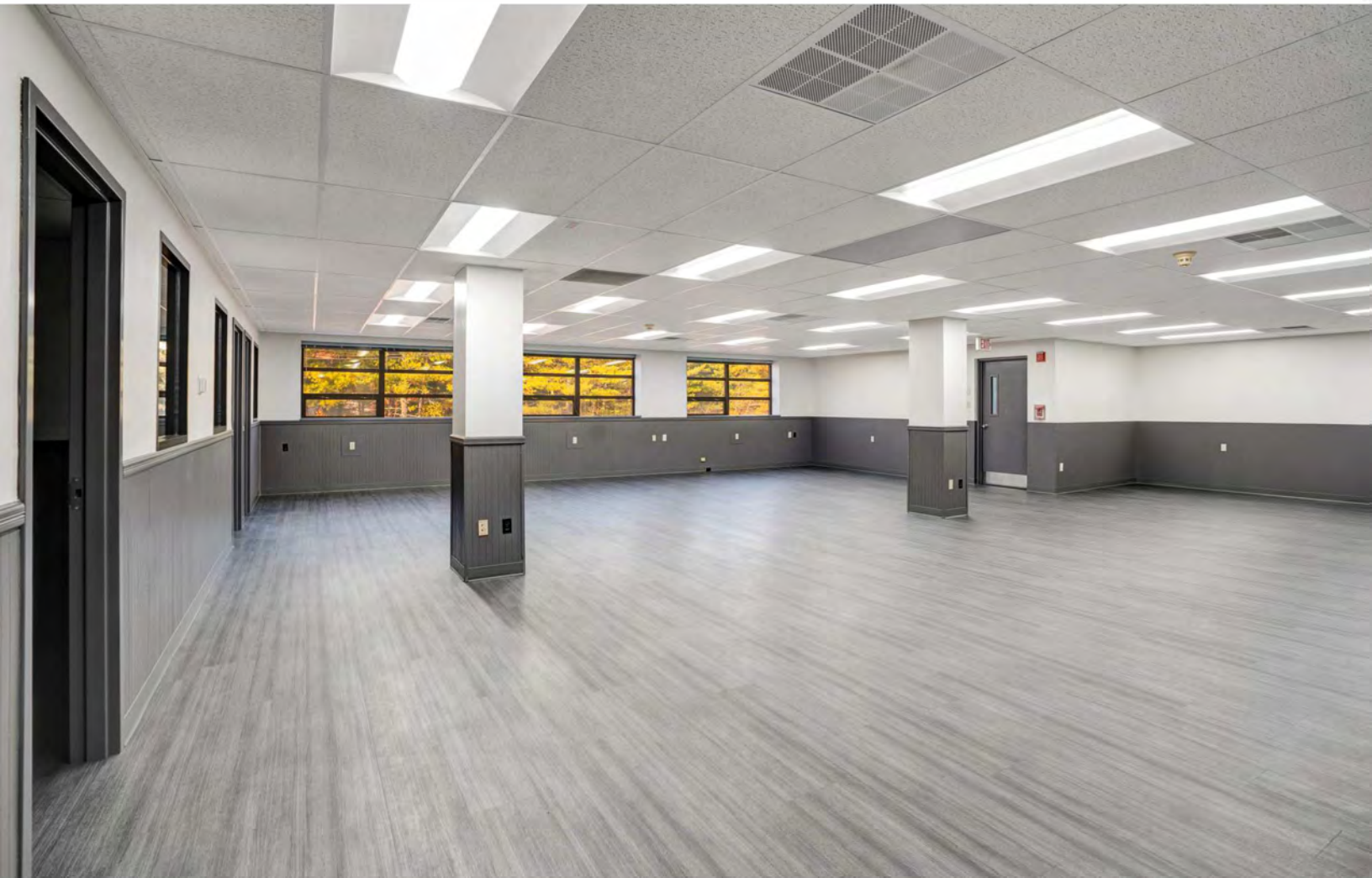
PROPERTY SPECIFICATIONS

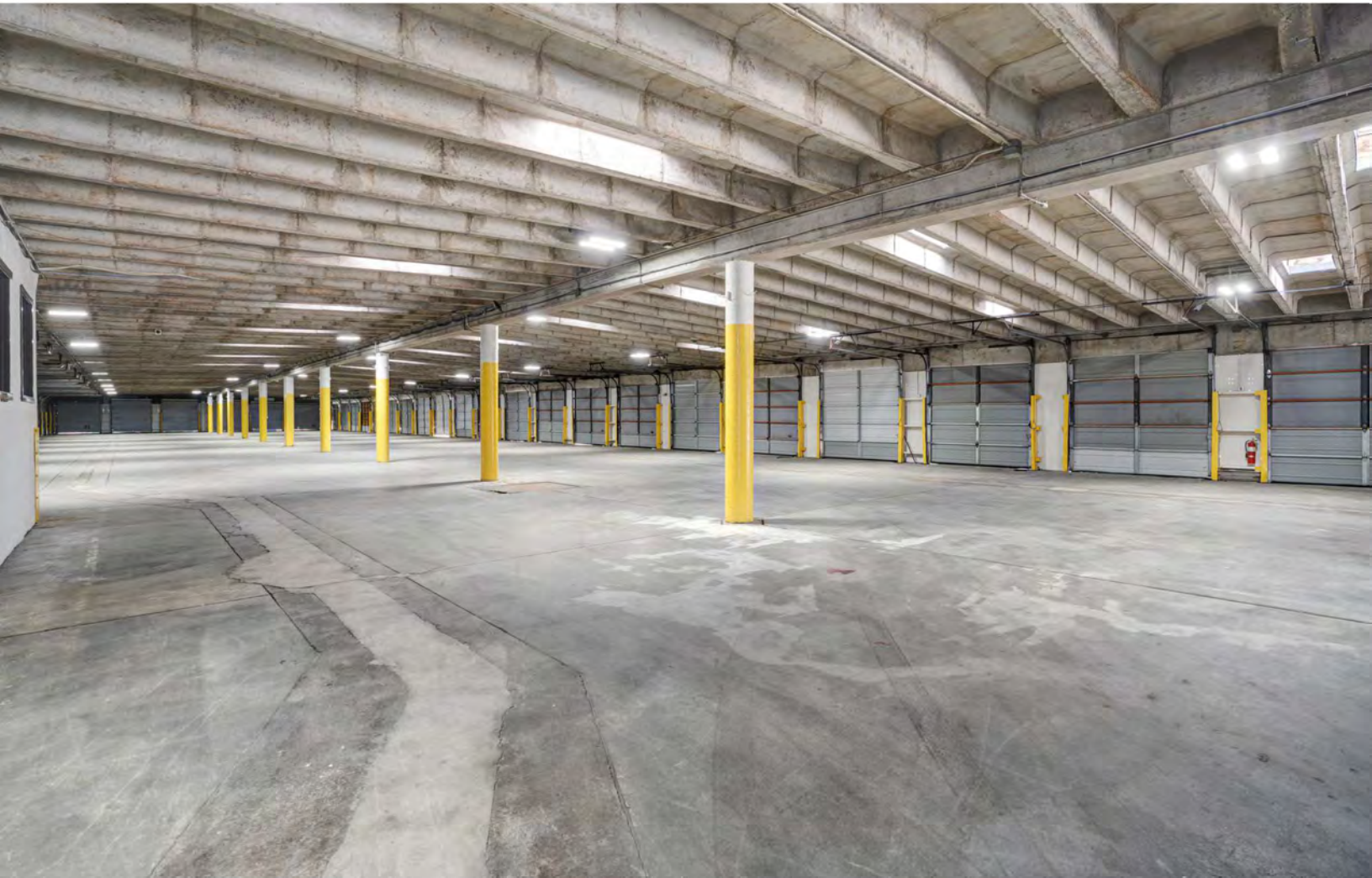
Main Building:	35,820 SF
Office:	6,000 +/- SF (included in overall)
Repair Garage:	4,385 SF
Repair Garage Height:	18.8' Clear
Lot Size:	10.4 Acres
Loading Docks:	71 Doors
Shop Bays:	Three (3)
Utilities:	All utilities except property is on septic
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,177	51,999	257,030
Total Population	43,674	138,045	656,243
Average HH Income	\$146,958	\$143,334	\$134,127

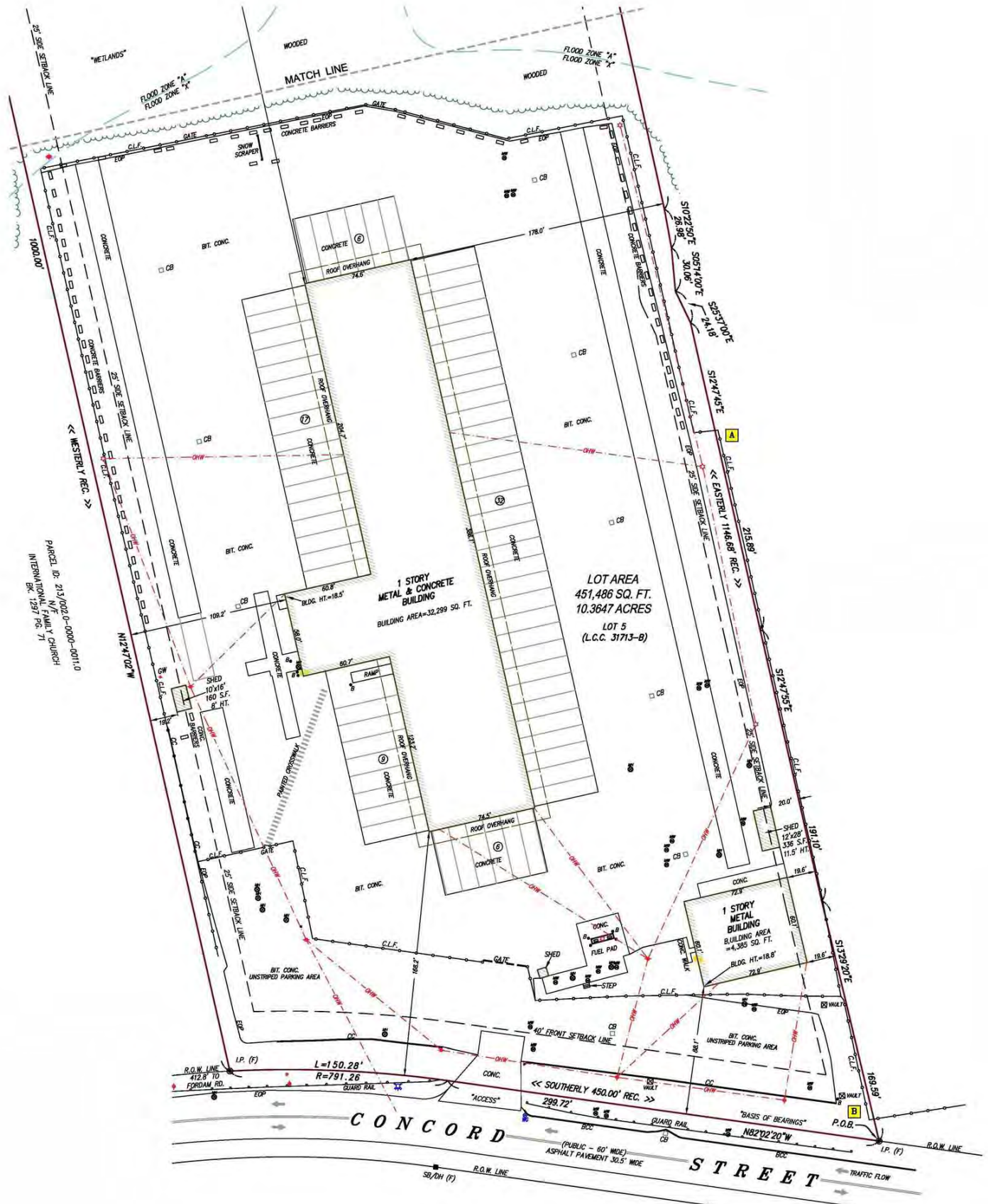
COMPLETED
IMPROVEMENTS:

- PAVING REPAIRS
- OFFICE RENOVATIONS
- LED UPGRADES
- DOCK REPAIRS

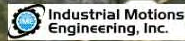
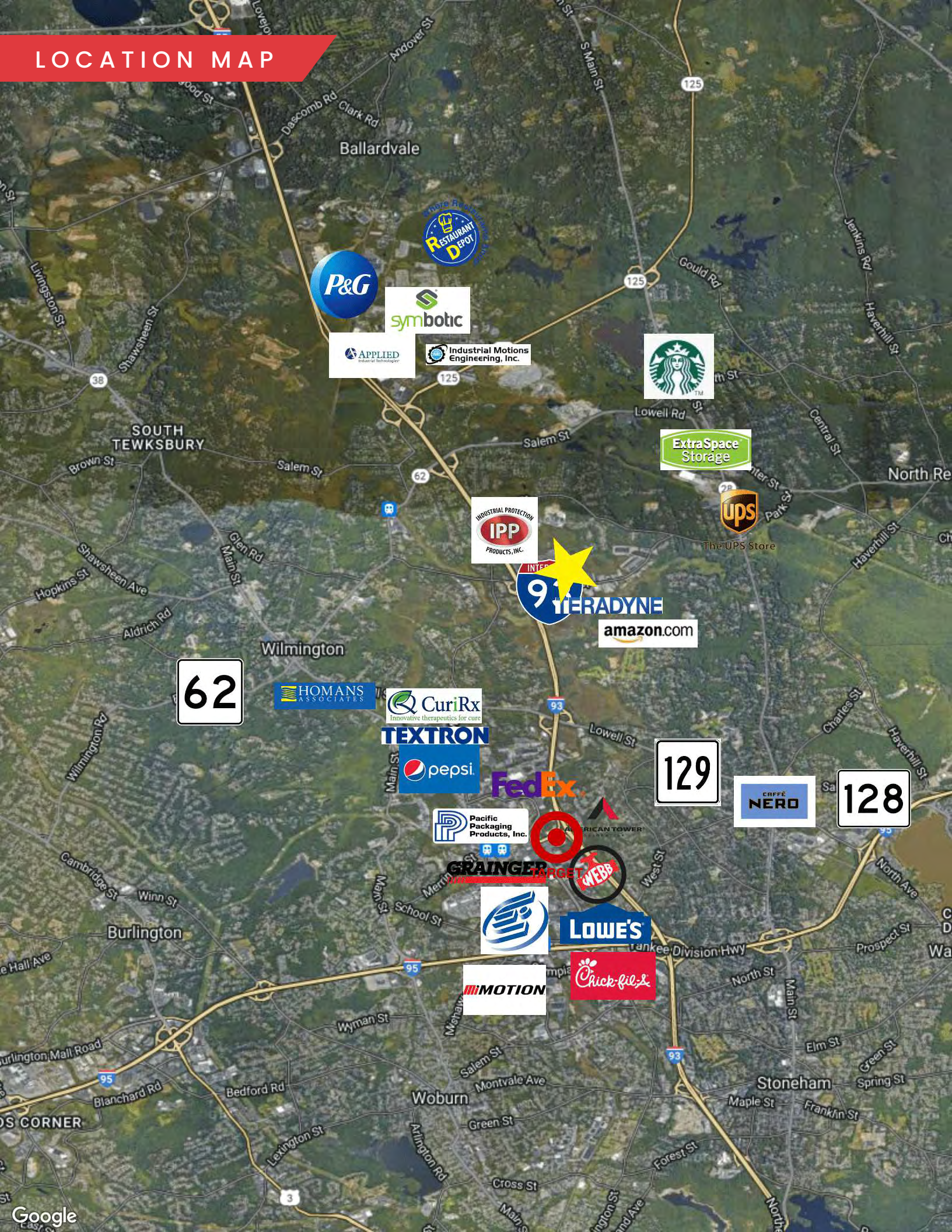




SITE PLANS



LOCATION MAP



95 CONCORD ST

NORTH READING, MA

FOR LEASE | 40,000 SF TRUCK TERMINAL/IOS SITE ON 10.3 AC

MATTY DROUILLARD

425.691.7881

matty@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

STEPHEN FLYNN

781.917.7026

sflynn@stubblebinecompany.com

REALTERM



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL