



476 BROADWAY

METHUEN, MA

FOR SALE OR LEASE | 52,700 SF FLEX/INDUSTRIAL BUILDING

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

Building Size:	52,700 SF
Building Footprint:	± 37,000 SF
Mezzanine (50% office, 50% unfinished):	± 15,000 SF
Lot Size:	± 6.5 Acres
Loading:	Five (5) Docks w/Levelers One (1) Grade-Level Door
Clear Height:	11'
Power:	1200 amps
HVAC:	100%
Parking:	± 95 Spaces
Zoning:	(BH) Business Highway
Location:	Directly off Route 28 with over 25,000 vehicles per day
R.E. Taxes:	\$62,339 (FY 2024)
Lease Rate:	\$11.95/SF NNN
Sale Price:	\$8,695,000

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	34,947	67,794	186,862
Total Population	98,892	184,547	494,015
Average HH Income	\$78,320	\$86,014	\$101,411

ADDITIONAL PHOTOS

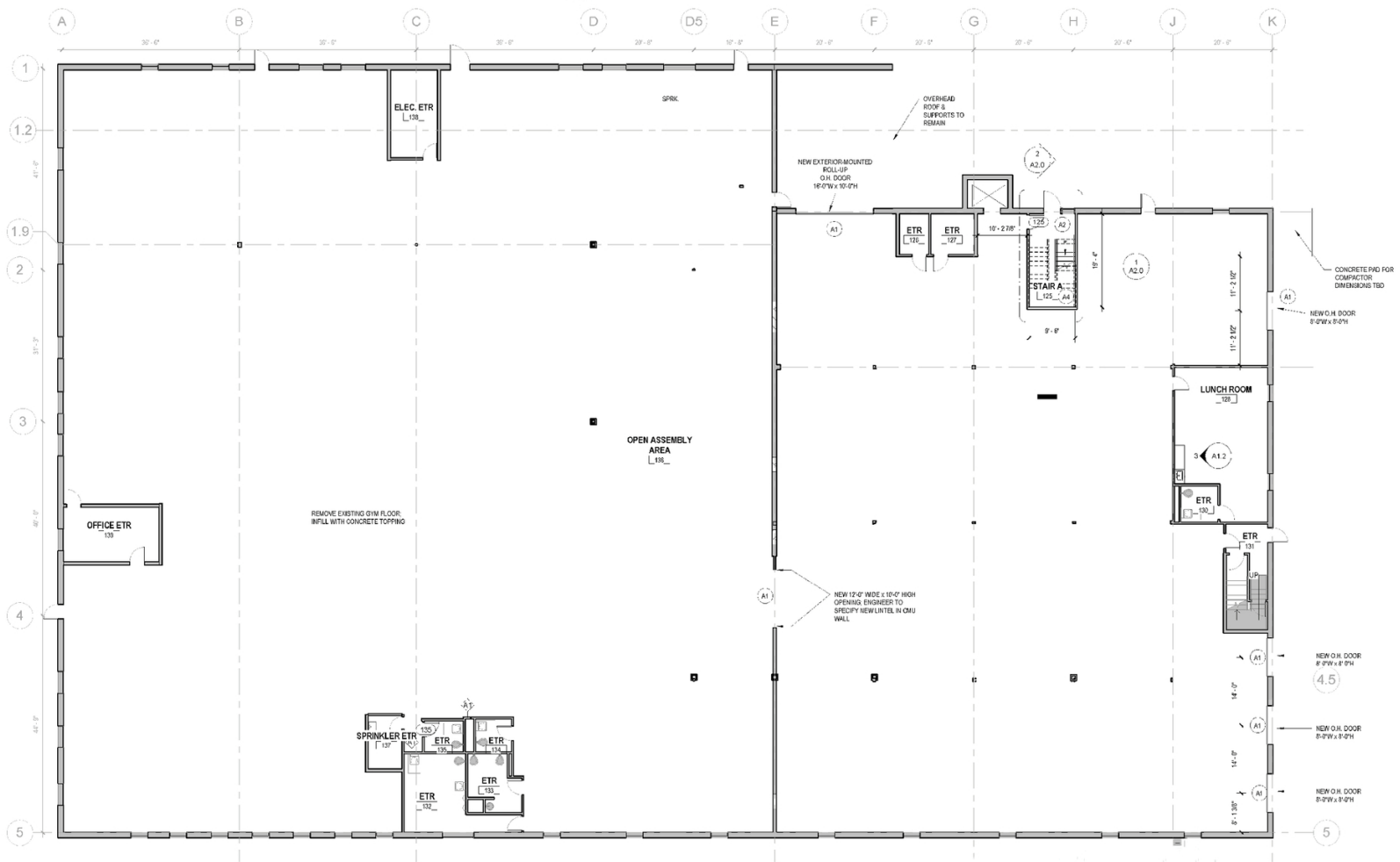


ADDITIONAL PHOTOS



FLOOR PLAN

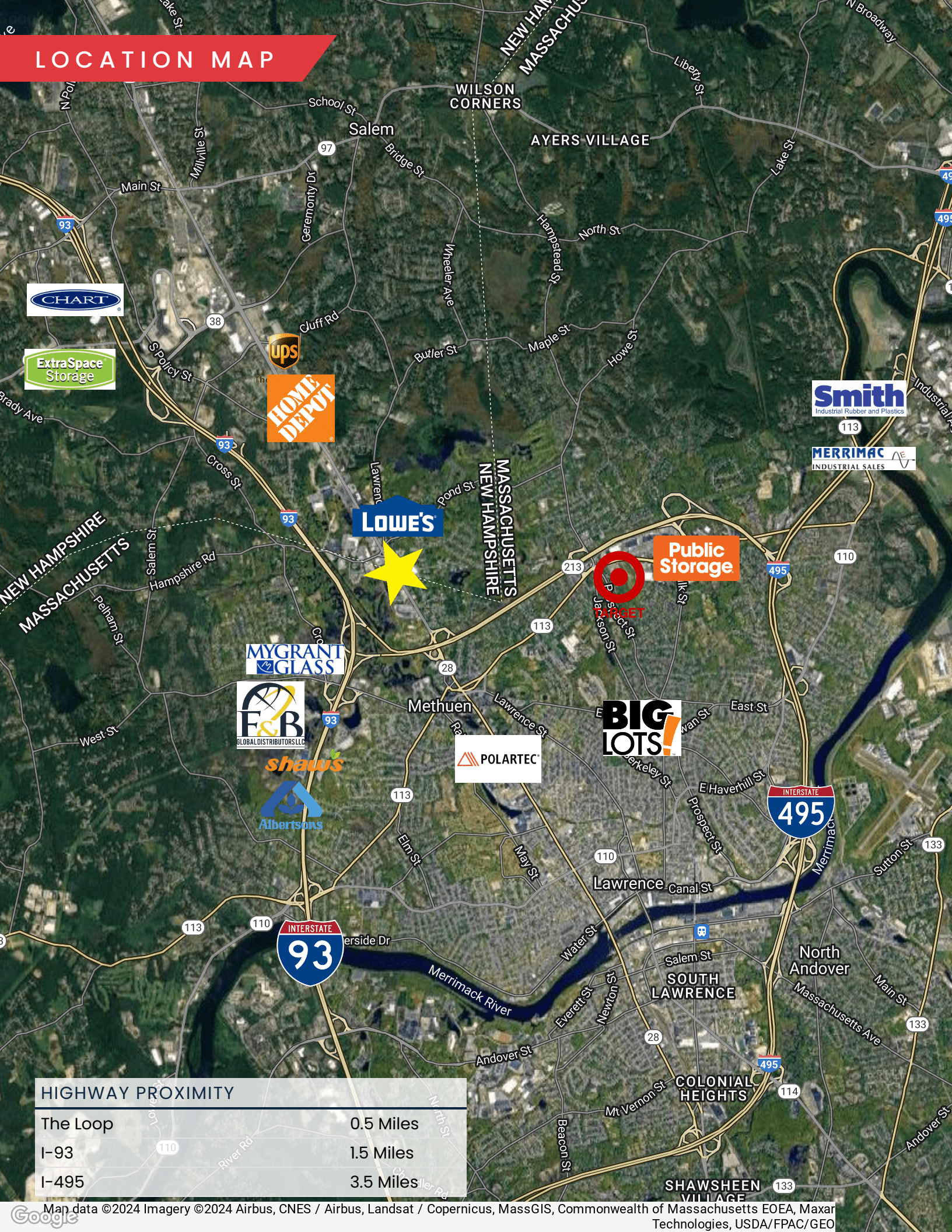
Footprint: 37,000 SF



Mezzanine: 15,000 SF



LOCATION MAP



HIGHWAY PROXIMITY

The Loop	0.5 Miles
I-93	1.5 Miles
I-495	3.5 Miles

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