



# 75 OXFORD AVENUE

**DUDLEY, MA**

**FOR SALE | 14,700 SF INDUSTRIAL BUILDING ON 4.15 AC**

DAVID STUBBLEBINE  
JAMES STUBBLEBINE  
CHLOE STUBBLEBINE  
ZACK HARDY

617.592.3391  
617.592.3388  
781.879.2543  
978.758.9666

david@stubblebinecompany.com  
james@stubblebinecompany.com  
chloe@stubblebinecompany.com  
zhardy@stubblebinecompany.com



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

14,700 SF Industrial Building on 4.15 AC for Sale

## LOCATION HIGHLIGHTS

- 5 Minutes to I-395
- 10 Miles to Route I-290
- 10.6 Miles to I-90
- 20 Minutes to Worcester

## PROPERTY SPECIFICATIONS

|                      |                                       |
|----------------------|---------------------------------------|
| Building Size:       | 14,700 SF                             |
| Available SF:        | 14,700 SF                             |
| Manufacturing Space: | 12,000 SF                             |
| Office Space:        | 2,688; 1,344 SF<br>Each Floor 48'x28' |
| Lot Size:            | 4.15 AC                               |
| Loading:             | 1 Dock & 2 Drive In                   |
| Clear Height:        | 10'                                   |
| Power:               | 600 Amps, 208<br>Volts, 3 Phase       |
| Air Conditioning:    | 100% HVAC                             |
| Heat:                | Propane Heating                       |
| Sale Price:          | Market                                |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 11,519    | 18,390    | 51,872    |
| Total Population  | 27,864    | 45,345    | 128,330   |
| Average HH Income | \$102,938 | \$112,332 | \$118,489 |

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



# RETAILER MAP



# 75 OXFORD AVENUE

DUDLEY, MA

FOR SALE | 14,7005 SF INDUSTRIAL BUILDING ON 4.15 AC

DAVID STUBBLEBINE  
617.592.3391  
david@stubblebinecompany.com

JAMES STUBBLEBINE  
617.592.3388  
james@stubblebinecompany.com

CHLOE STUBBLEBINE  
781.879.2543  
chloe@stubblebinecompany.com

ZACK HARDY  
978.758.9666  
zhardy@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.



CORFAC INTERNATIONAL