



159 LORUM STREET

TEWKSBURY, MA

FOR SALE OR LEASE | 20,000 SF INDUSTRIAL BUILDING ON 2.3 AC

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 THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

20,000 SF Industrial Building on 2.3 AC for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,837	68,861	216,407
Total Population	60,968	190,998	603,049
Average HH Income	\$131,793	\$126,160	\$141,311

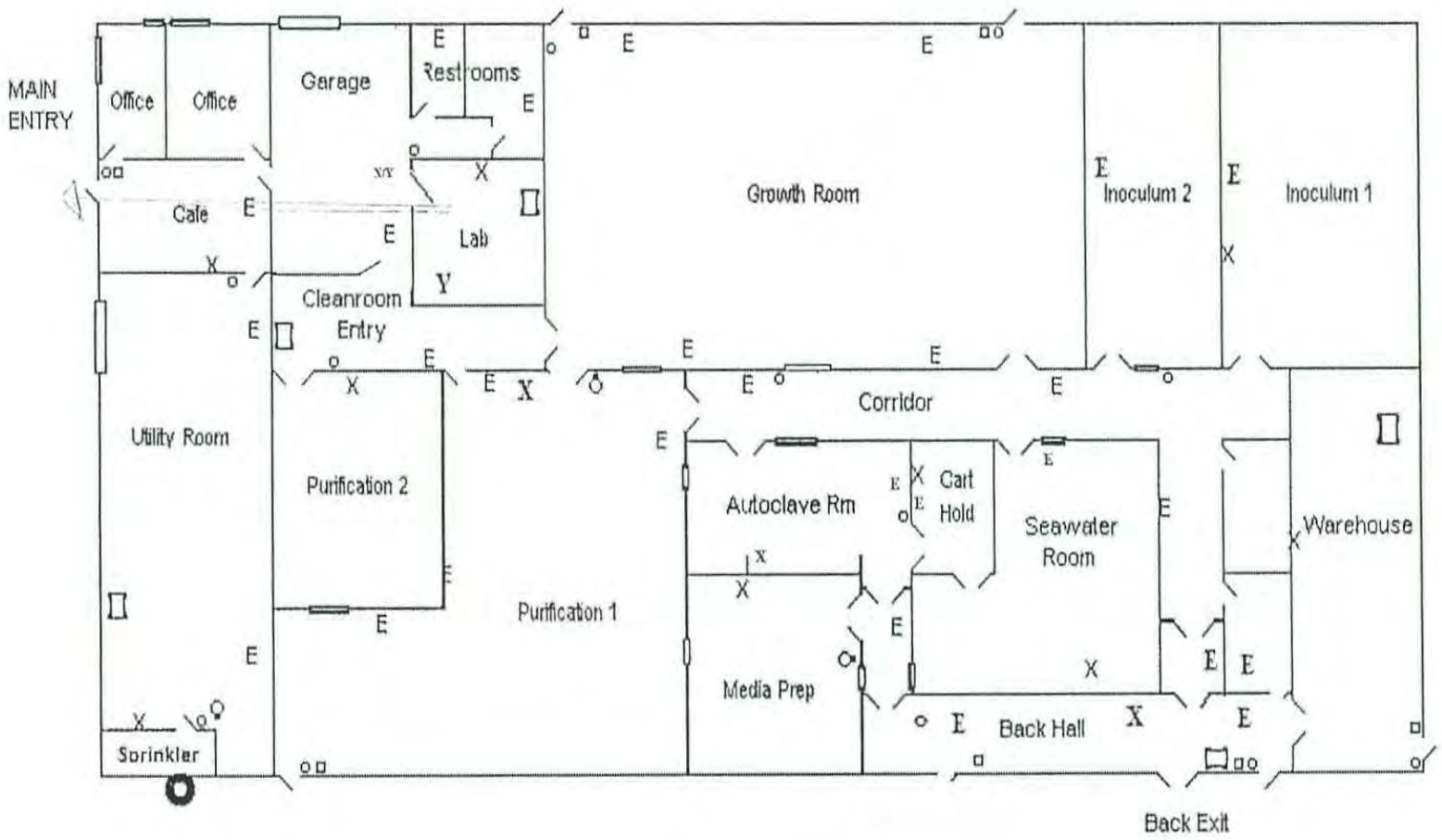
PROPERTY SPECIFICATIONS

Building Size:	20,000 SF
Lot Size:	2.3 Acres
Facility:	Clean room and cell culture
Ceiling Height:	14'
Loading:	Two (2) Drive-In Doors (10' x 12') and (8' x 10')
Electric:	1200 amps, 480 volt

HVAC:	Natural gas heat and economized options: 2- 50 Ton Units 1- 25 Ton Unit 1- 15 Ton Unit 1- 10 Ton Unit 3- 7.5 Ton Units
Sprinkler:	Full wet system
Fire Alarm:	Updated system
Misc:	Drains throughout property Water purification system Class 10000 and 100000 clean room Clean room and cell culture facility
Utilities:	Town water and sewer
Lease Rate:	Market
Sale Price:	Market

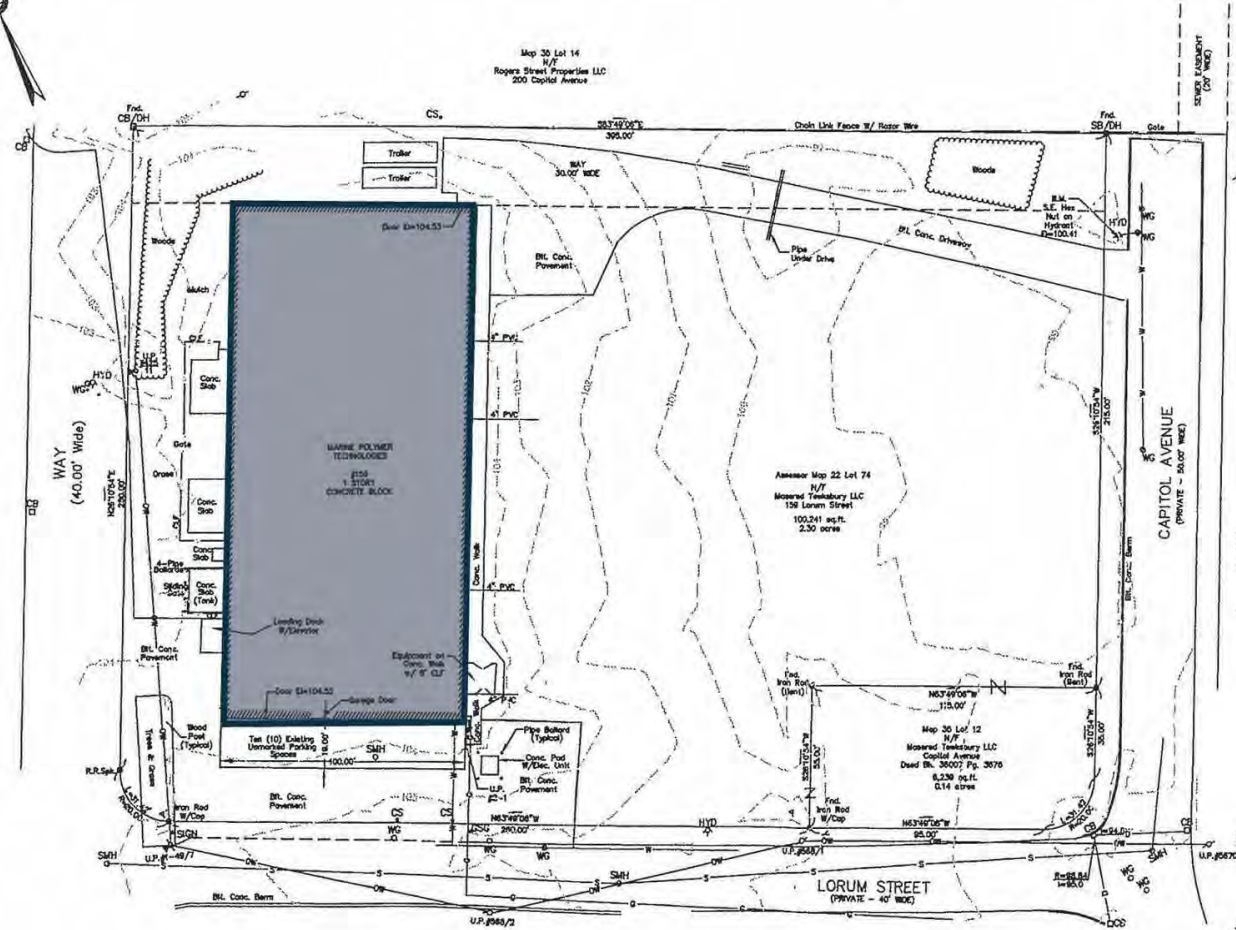


FLOOR PLANS



SITE PLANS

Map 30 Lot 14
N/E
Rogers Street Properties LLC
200 Capitol Avenue



LEGEND	
○	Iron Pipe
⊕	Water Gata
-○-	Utility Pole
⊕	Hydrant
⊕	Stone Bound/Drill Hole
⊕	Curb Stop
⊕	Guy Wire
⊕	Catch Basin
⊕	Sewer Manhole
⊕	Utility Pole w/Floodlight
⊕	Nail
⊕	Concrete Bound/Drill Hole
-o-	Overhead Wire

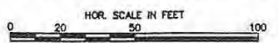
NOTES

1. Horizontal and Vertical Control are Assumed.
2. This plan is a direct result of an instrument survey performed on the ground in November, 2000 and November, 2002.
3. Property Line references are based on "ALTA/MCSM LAND TITLE SURVEY IN TEWKSBURY, MA," dated June 10, 1998. Prepared by HANCOCK SURVEY ASSOCIATES, INC. located in Danvers, Massachusetts.
4. This survey was updated in May 2007.

PLAN OF LAND
159 Lorum St
Tewksbury, MA

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

May 29, 2007 Scale 1"=20'





Location Highlights:

- 1.2 Miles to I-495
- 4.5 Miles to I-93
- 5 Miles to Route 3
- 14.5 Miles to I-95

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