



143 PLEASANT VALLEY STREET  
METHUEN, MA

FOR SALE | 11 ACRES OF INDUSTRIAL LAND

DANNY CRUZ 978.305.0473 danny@stubblebinecompany.com

 THE  
STUBBLEBINE  
COMPANY  
CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 3.95 Acres of Buildable Land
- Close proximity to major interstate highways
- Prime location near "The Loop", a premier shopping and entertainment destination with ample amenities
- Sewer drainage and retaining wall on site

## ALLOWABLE USES

Agricultural, including Commercial Nursery

Daycare Center

Municipal - Fire or Police Station and Parking Lot

Medical Clinic

Office - General or Medical

Retail - Small and Accessory

Manufacturing - Light, Industrial, Masonry and Food

Commercial/Industrial R&D and Testing Lab

Outdoor Storage (w/o Retail)

## PROPERTY DESCRIPTION

11 Acres of Industrial Land For Sale

## LOCATION DESCRIPTION

Half Mile to Route 213, 2 Miles to I-495, and 3 Miles I-93

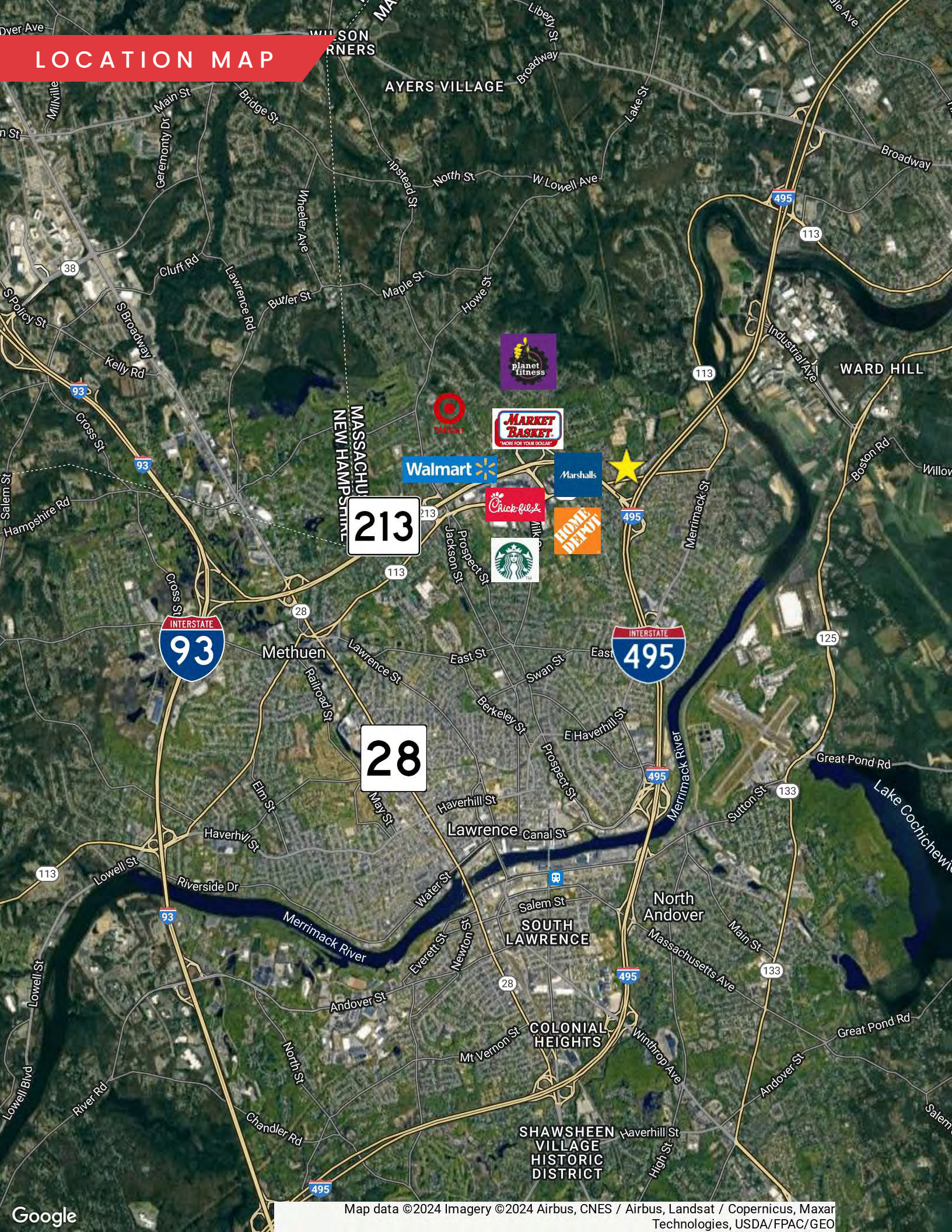
## OFFERING SUMMARY

Lot Size:	11 Acres
Buildable Footprint:	~28,300 SF
Zoning Code:	IL - Limited Industrial
Sale Price:	Market

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,190	37,300	85,098
Total Population	8,066	104,790	233,692
Average HH Income	\$120,820	\$93,588	\$100,482



# LOCATION MAP



MASSACHUSETTS  
NEW HAMPSHIRE

213

28