



23 HARDING STREET

MIDDLEBOROUGH, MA

FOR SALE OR LEASE | 9,400 FLEX/INDUSTRIAL BUILDING ON 1.37 AC

- > 1 Mile to I-495
- Frontage on Rt 44
- New Construction



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

9,400 +- SF Flex/Industrial on 1.37 Acres +/- for Sale or Lease

PROPERTY HIGHLIGHTS

- Frontage on Route 44
- New Construction
- Four (4) Grade-Level overhead doors
- Easy access to I-495, I-95 & Rt 24
- Delivers Q1 2025

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,208	17,968	73,434
Total Population	14,842	48,465	197,037
Average HH Income	\$140,885	\$130,583	\$124,760

PROPERTY SPECIFICATIONS

Building Size:	9,400 SF
2-Story Office:	4,400 SF
Warehouse/Garage:	5,000 SF
Lot Size:	1.37 AC
Grade Level Doors:	Four (4)
Building Type:	Flex





Campanelli



T3expo

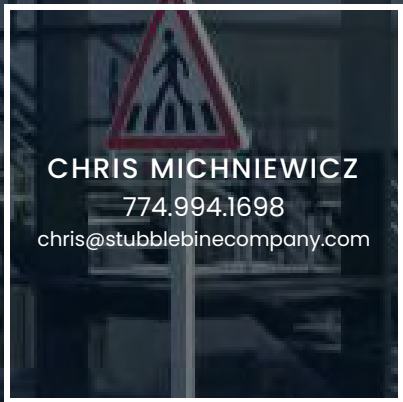


COMPANY
5000 SF WAREHOUSE
6000 SF OFFICE SPACE

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