



40 BRICK KILN RD

CHELMSFORD, MA

FOR SALE | 100% LEASED 19,946 SF OFFICE BUILDING

- 100% leased to Middlesex Sherriff Dept through January 2027
- Located close to the Rt. 3/Rt. 496 interchange
- Excellent 1031 exchange opportunity



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

19,946 SF Office Building on 4.8 AC for Sale

PROPERTY HIGHLIGHTS

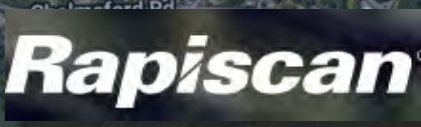
- 100% leased to Middlesex Sherriff Dept through January 2027
- Located close to the Rt. 3/Rt. 495 interchange
- Excellent 1031 exchange opportunity
- Financials available with an executed NDA

PROPERTY SPECIFICATIONS

Building Size:	19,946 SF
Sale Price	Market
Stories:	1
Year Built:	2002
Construction:	Wood Frame
Zoning:	Single Residence

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	29,875	73,908	179,951
Total Population	83,015	203,068	493,679
Average HH Income	\$121,531	\$124,837	\$159,403

MATTONE FORNO, LLC PROFIT & LOSS JAN-OCT 24		
ORDINARY INCOME/EXPENSE		
Income	10 Month	12 Month Projection
Rental Income - Middlesex	\$292,621.99	\$351,368.64
EXPENSE		
Business Licenses and Permits	\$690	\$690
Insurance Expense	\$16,576.35	\$19,891.62
Property Tax	\$31,825.09	\$38,190.108
Repairs and Maintenance	\$14,801.76	\$17,762.112
Sewer	\$2,690.24	\$3228.288
Telephone Expense	\$1,130.24	\$1356.288
Utilities	\$62,061.66	\$74,473.992
Total Expense	\$129,775.34	\$155,592.41
NET OPERATING INCOME	\$162,846.65	\$195,776.23
	PRICE	\$3,850,000.00
	CAP RATE	0.050851



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FOR SALE | 19,946 SF INDUSTRIAL BUILDING ON 4.8 AC

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

CHRIS MICHNIEWICZ

774.994.1698

chris@stubblebinecompany.com

DAVID BERMAN

413.636.9055

dberman@stubblebinecompany.com

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