



40 BRICK KILN RD

CHELMSFORD, MA

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

- 100% leased to Middlesex Sheriff 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

PROPERTY SPECIFICATIONS

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

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-DEC 24	
ORDINARY INCOME/EXPENSE	
Income	
Rental Income - Middlesex	\$351,183.43
Total Income	\$351,183.43
Gross Profit	\$351,183.43
Expense	
Business Licenses and Permits	\$690.00
Insurance Expense	\$20,475.55
Property Tax	\$43,620.15
Repairs and Maintenance	\$21,187.72
Sewer	\$2,690.24
Telephone Expense	\$1,356.87
Utilities	\$72,736.91
Total Expense	\$163,387.44
Net Ordinary Income	\$187,795.99
Net Income	\$187,795.99

40 BRICK KILN RD

CHELMSFORD, MA

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

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