



40 BRICK KILN RD

CHELMSFORD, MA

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

- 100% leased to Middlesex Sherriff Dept through 10/31/2032
- Located close to the Rt. 3/Rt. 496 interchange
- Excellent 1031 exchange opportunity 495



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

19,946 SF Office Building on 4.8 AC for Sale

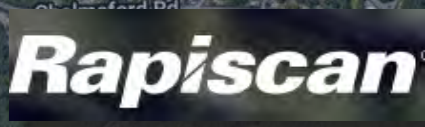
PROPERTY HIGHLIGHTS

- 100% leased to Middlesex Sherriff Dept through 10/31/2032
- 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



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

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