

PRICE REDUCTION



72 SOUTH KIMBALL STREET

HAVERHILL, MA

FOR SALE OR LEASE | TWO INDUSTRIAL BUILDINGS TOTALING 10,600 SF

- New Reduced Price: \$1,300,000
- Modern office space
- All municipal utilities available

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

Building A



Building B



PROPERTY SPECIFICATIONS

Lot Size:	1.07 Acres
Available SF:	10,600 SF
Zoning:	General Business
Power:	400 Amps; 480 volt/3-phase
Lease Rate:	\$10/SF NNN
Sale Price:	\$1,300,000

BUILDING A SPECIFICATIONS COLUMN 2

BUILDING SIZE:	3,600 ~ SF
LOADING:	1 Drive-in door 1 Loading dock
CLEAR HEIGHT:	12' - 14'
WATER:	Water runs from Building B
GAS:	Natural
ROOF:	Rubber Membrane
FLOOR:	Concrete

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	5,400	23,548	38,460
Total Population	11,754	58,254	96,270
Average HH Income	\$69,610	\$82,406	\$97,261

BUILDING B SPECIFICATIONS COLUMN 2

BUILDING SIZE:	7,000 ~ SF
LOADING:	2 Loading docks
COLUMNS:	Ground Floor
CLEAR HEIGHT:	10'
WATER:	Town water/sewer
GAS:	Natural
ROOF:	New Roof (2021) Architectural fiberglass composite
FLOOR:	Concrete
SPRINKLER:	Wet system

BUILDING A



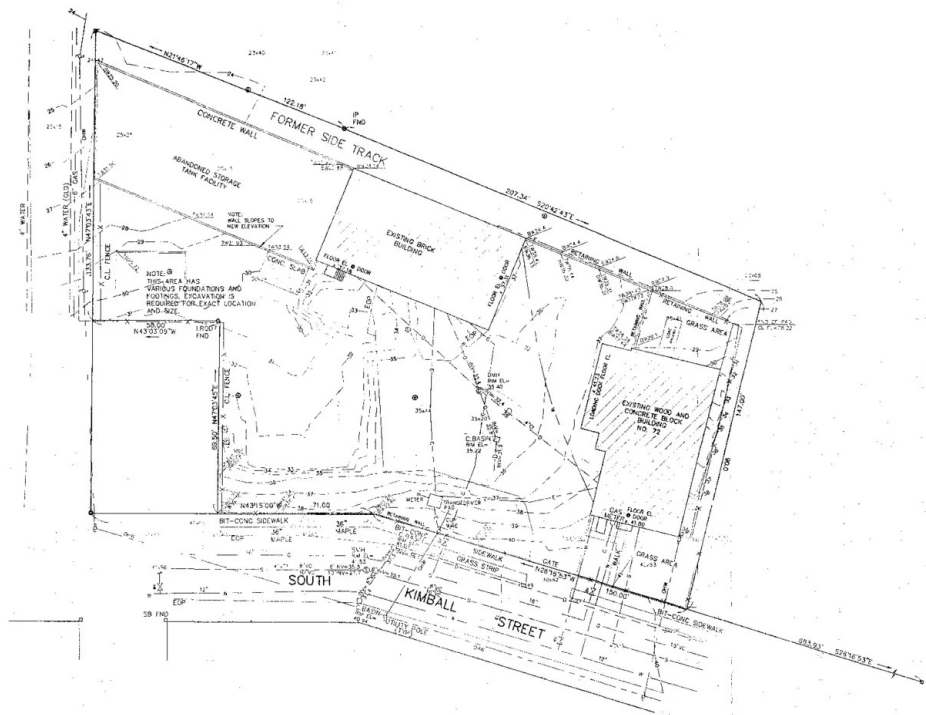
BUILDING B

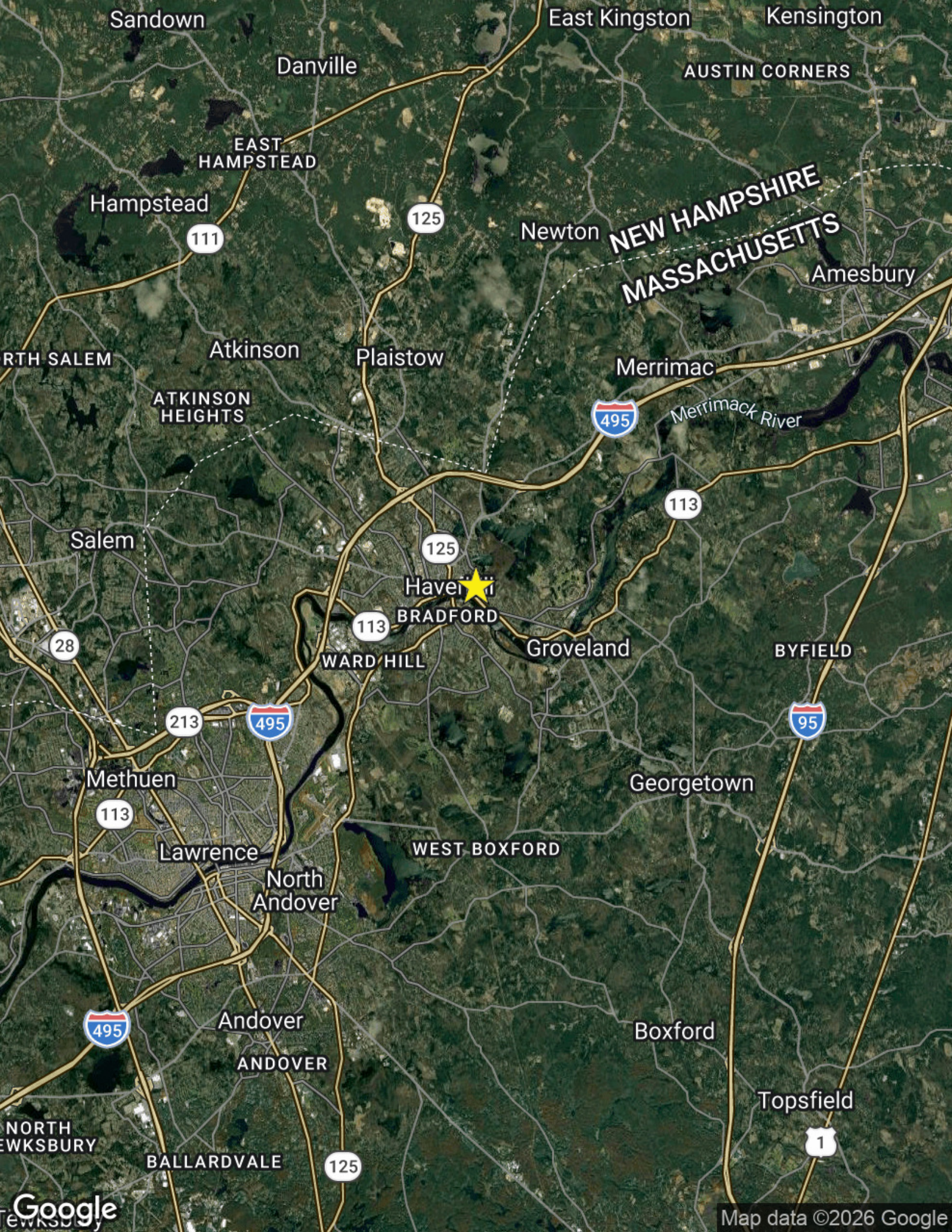


OFFICE SPACE



SITE PLAN





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