



# 72 SOUTH KIMBALL STREET

HAVERHILL, MA

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

- New Reduced Price: \$1,350,000
- Modern office space
- All municipal utilities available

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC 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:	\$1,350,000

## BUILDING A SPECIFICATIONS

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

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



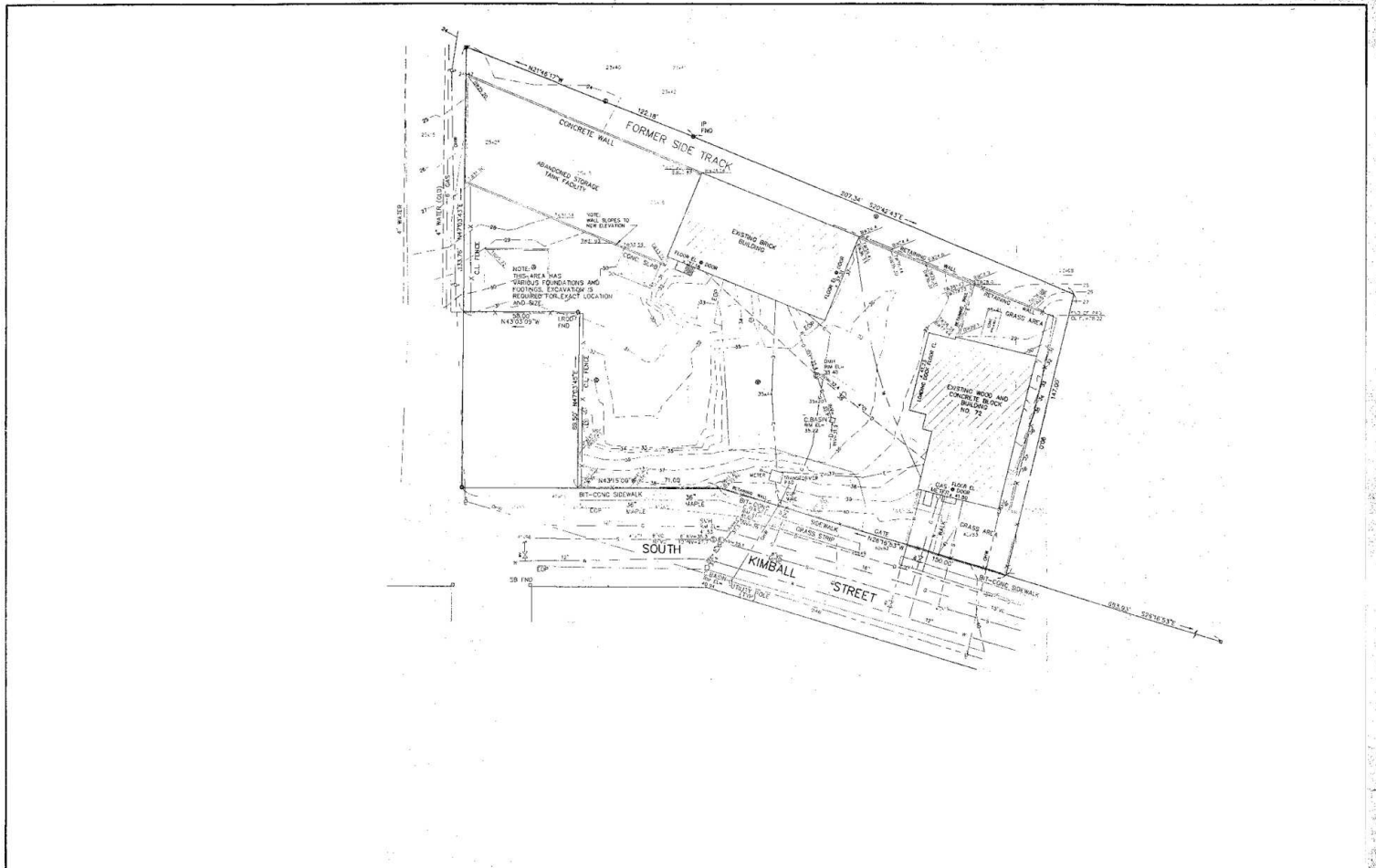
# BUILDING B

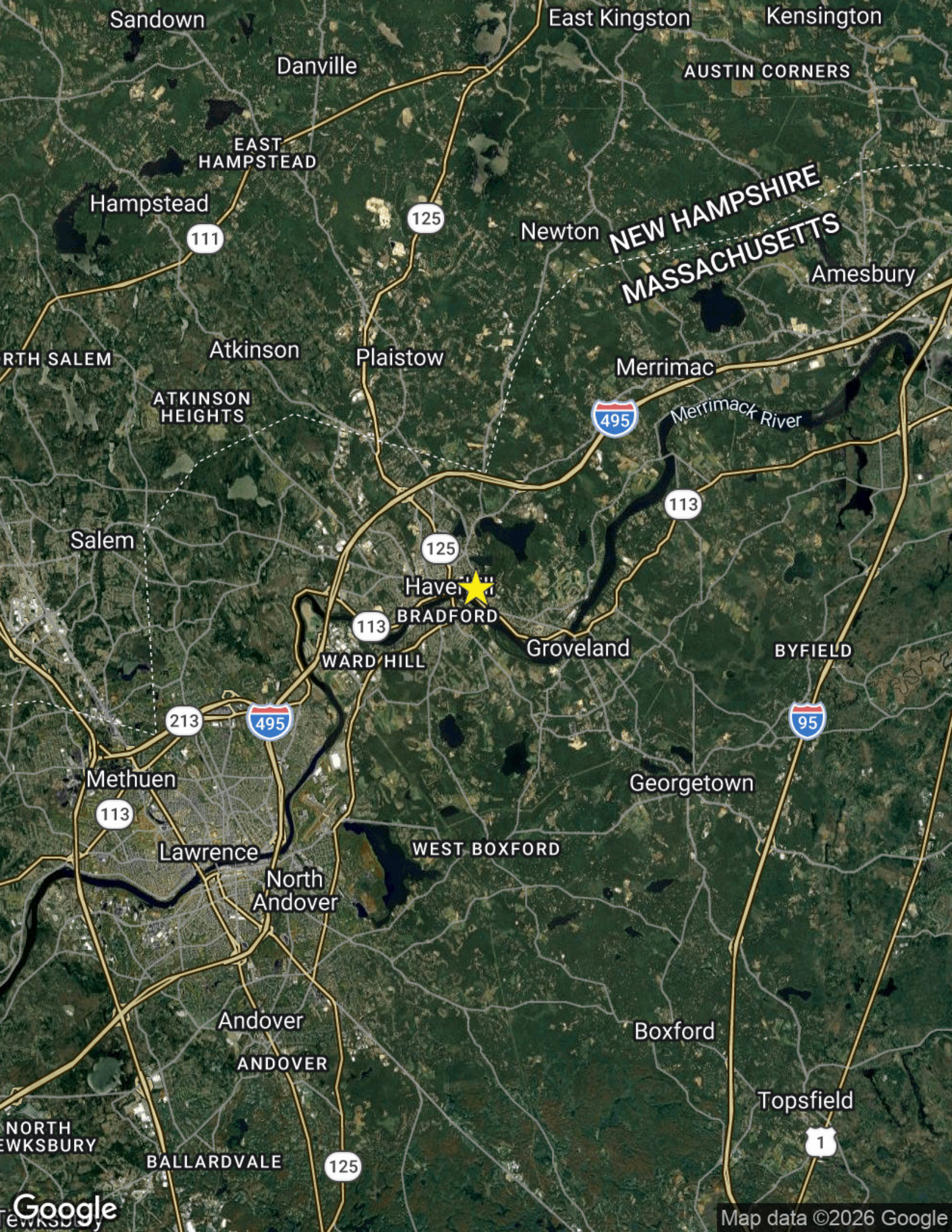


OFFICE SPACE



# SITE PLAN





Sandown

East Kingston

Kensington

Danville

AUSTIN CORNERS

EAST HAMPSTEAD

Hampstead

125

Newton

NEW HAMPSHIRE  
MASSACHUSETTS

Amesbury

NORTH SALEM

Atkinson

Plaistow

Merrimac

ATKINSON HEIGHTS

495

Merrimack River

113

Salem

125

Haverhill

BRADFORD

113

Groveland

WARD HILL

BYFIELD

95

213

495

Methuen

Georgetown

113

Lawrence

WEST BOXFORD

North Andover

Andover

ANDOVER

Boxford

Topsfield

1

NORTH  
NEWKESBURY

BALLARDVALE

125

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