

49 MCGRATH ROAD

DRACUT, MA

FOR LEASE | ±33,130 SF TRUCK TERMINAL ON 12.06 ACRES

60 Dock Doors | 6 Paved Acres | Located 2.5 Miles from I-93



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PROPERTY SUMMARY

PROPERTY DESCRIPTION

60 Door Truck Terminal & Repair Garage for Lease

IDEAL USES

- Lay down yard
- Truck parking
- Landscaping
- Construction
- Equipment Storage

DISTANCES

RT 113	0.3 miles	1 minute
I-93	2.5 miles	5 minutes
I-495	5.0 miles	9 minutes
Boston	23 miles	26 minutes

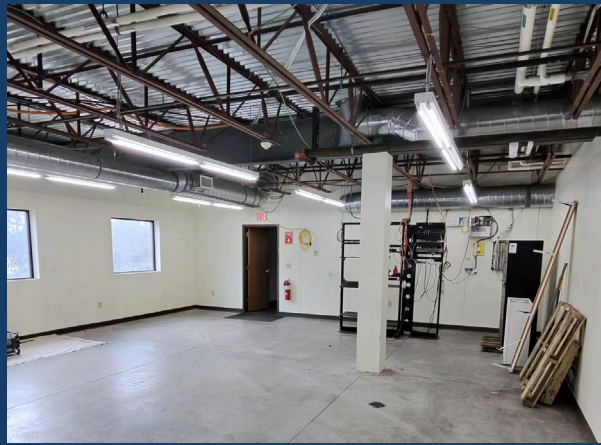
PROPERTY SPECIFICATIONS

Available SF:	±33,130 SF
Lot Size:	12.06 acres
Building Size:	±27,380 SF
Main Building:	±26,630 SF
Office:	±6,500 SF
Repair Garage:	±5,750 SF
Repair Garage Height:	20' Clear
Loading Docks:	60 Docks
Shop Bays:	3 Bays
Lease Rate:	Market

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	11,709	36,091	230,157
Total Population	32,003	100,497	629,687
Average HH Income	\$204,676	\$186,923	\$150,514





AHI
ABSOLUTE HOME
INSULATION PLUS

ExtraSpace
Storage

XPO Logistics

Poland Spring
1845
BORN IN MAINE

Ryder
Ever better.™

PORTLAND
STONE WARE CO. **MAJILITE**

INTERSTATE 93
3 MILES | 7 MINS

INTERSTATE 495
6.2 MILES | 15 MINS

49 MCGRATH ROAD



ALTA
MOTIVE POWER

new balance

TransMedics

mks

GLOBUS
MEDICAL

Schneider
Electric

OLD DOMINION
FREIGHT LINE

Dakota

ULVAC

BROX
BROX INDUSTRIES, INC.



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