



51 SOUTH CANAL STREET

LAWRENCE, MA

FOR LEASE | 2,600 SF INDUSTRIAL CONDO

NICHOLAS STUBBLEBINE 978.202.0167 nick@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

51 South Canal Street presents a flexible industrial opportunity with extensive floor plate ready for customization. The building’s robust construction, high ceilings, and generous clear spans accommodate varied warehousing, manufacturing, and distribution configurations. Large loading doors and ample drive-in access support efficient material handling and multiple truck movements. Expansive interior lighting, reinforced floors, and well-maintained mechanical systems contribute to seamless operations. The property also features functional office space suites ideal for administrative or support functions, providing a turnkey-ready package for an investor seeking a solid industrial asset with dependable infrastructure.

PROPERTY HIGHLIGHTS

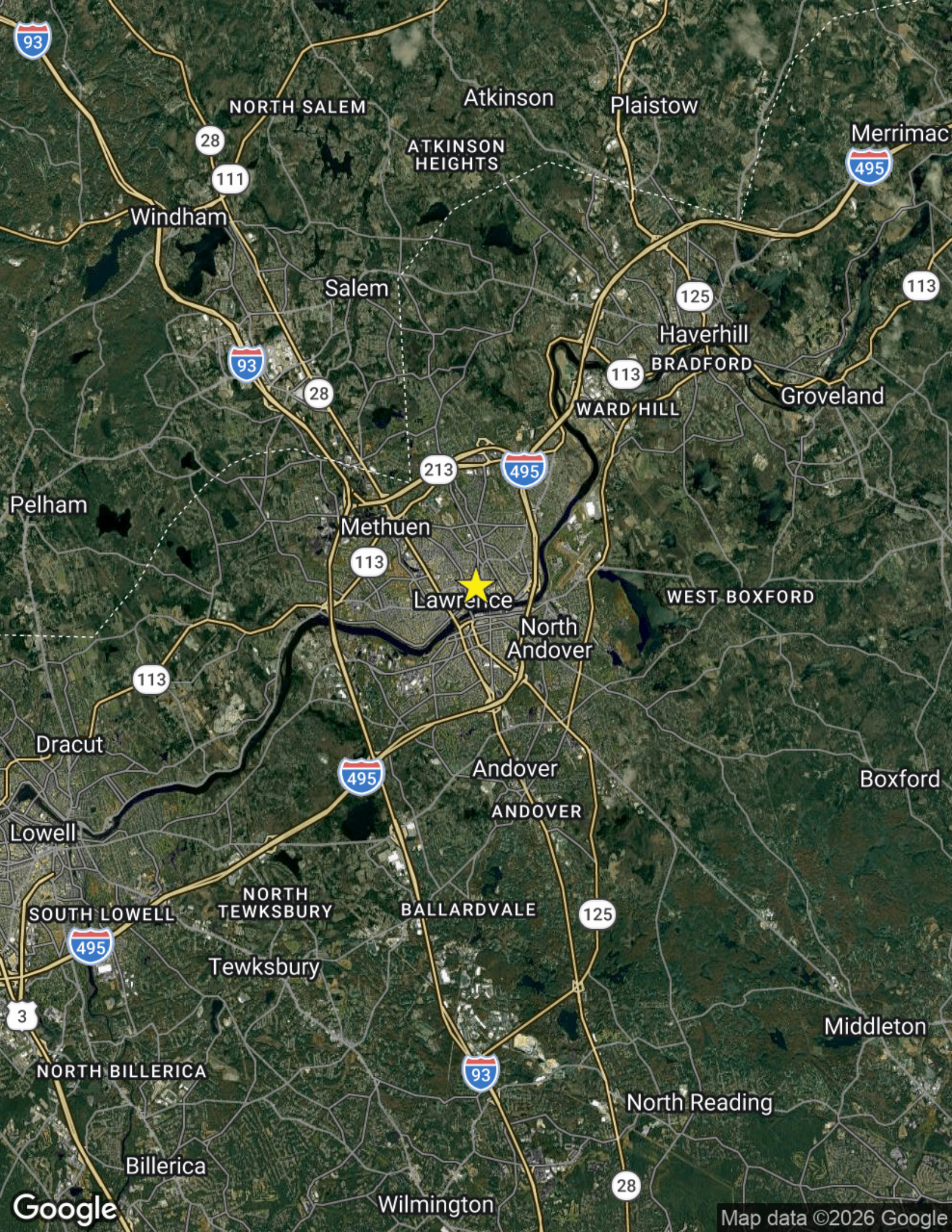
- Flexible industrial layout accommodating warehousing manufacturing or distribution
- High ceilings and generous clear spans allow versatile equipment installation
- Multiple high-bay loading doors for efficient inbound and outbound flow
- Ample drive-in access supporting simultaneous truck maneuvering

OFFERING SUMMARY

Lease Rate:	\$1 SF/yr (NNN)
Available SF:	1 SF
Building Size:	2,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	830	3,560	16,678
Total Population	2,182	8,445	44,626
Average HH Income	\$66,586	\$66,411	\$65,322





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