

12 A STREET

BURLINGTON, MA



17,408 SF

FLEX BUILDING ON 1.22 ACRES

- LOCATED NEAR THE BURLINGTON MALL AND NORTHWEST PARK
- EASY ACCESS TO BOTH I-95/128 AND ROUTE 3
- ESTABLISHED PARK SETTING
- 55 PARKING SPACES

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

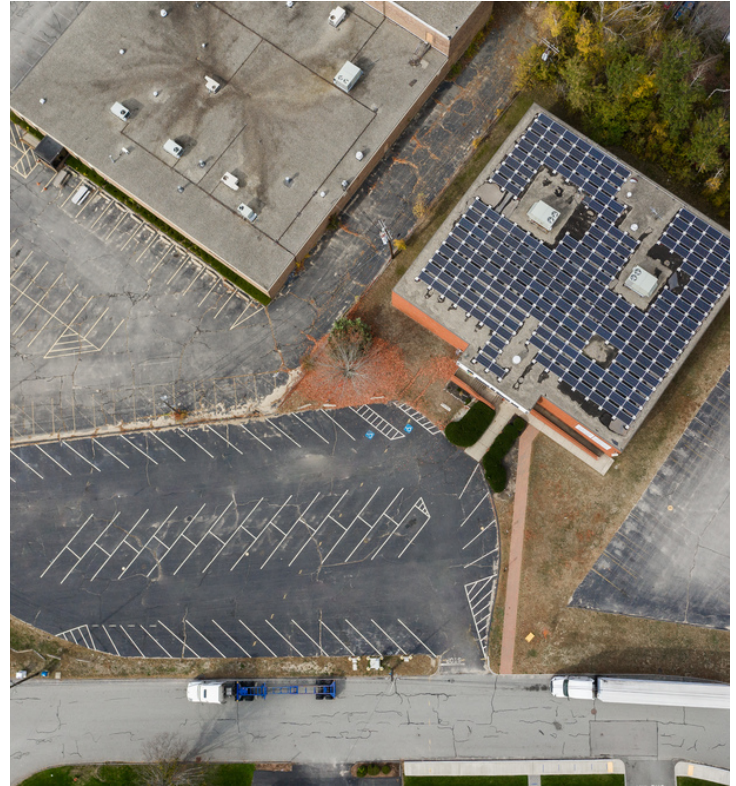


PROPERTY DESCRIPTION

17,408 SF FLEX BUILDING ON 1.22 ACRES FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

CEILING HEIGHT:	22' Clear
ZONING:	IG (Industrial General)
STRUCTURE:	Concrete block and steel frame with brick facade
YEAR BUILT:	1977
UTILITIES:	Municipal water and sewer
ELECTRIC:	NSTAR (200 amp main panel)
GAS:	National Grid
PARKING:	55 spaces
HVAC:	100% air-conditioned
FOOTPRINT:	12,000 sf



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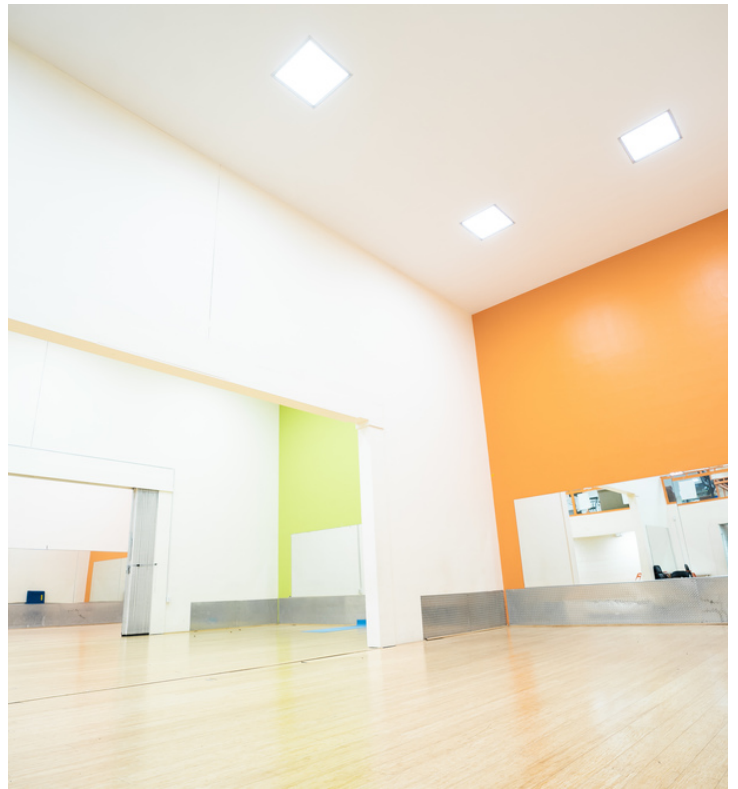
LOT SIZE:	1.22 Acres
BUILDING SIZE:	17,408 SF
PRICE:	\$3,875,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,374	17,824	50,840
TOTAL POPULATION	6,178	48,059	136,109
AVERAGE HH INCOME	\$100,905	\$118,709	\$118,709

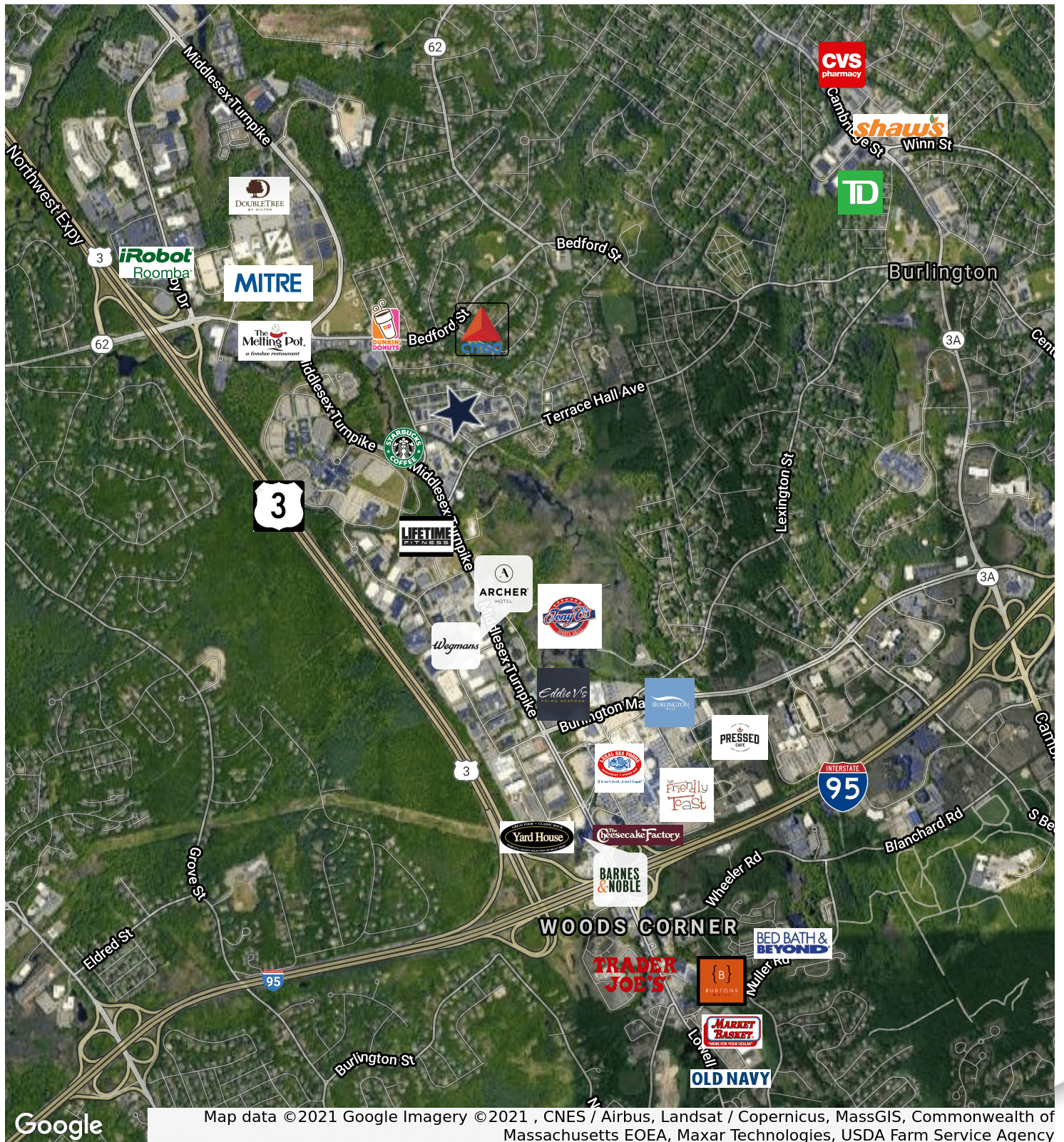
CONTACT

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INTERIOR PHOTOS



LOCATION MAPS



THE
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