

FOR LEASE
INDUSTRIAL PROPERTY



187 PAGE ST

STOUGHTON, MA 02072

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

For More Information



187 PAGE ST



PROPERTY DESCRIPTION

Industrial property with flexible units available. Excellent property for manufacturing, light distribution, or contractor bays.

Unit 1 - 2,549 to 4,344 SF with 1-3 drive-ins.

Unit 3 - 2,860 SF with 2 drive-ins.

Unit 4 - 2,322 SF

Unit 6 - 2,677 SF

Unit 10 - 2,972 SF

Units 4, 6, & 10 each feature one loading dock and a small office and can be leased together or separately for anywhere from 2,322 - 7,971 SF.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Units:	3
Available SF:	2,322 - 7,971 SF
Lot Size:	2.5 Acres
Building Size:	25,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,003	23,138	63,324
Total Population	2,765	61,942	174,481
Average HH Income	\$152,117	\$122,161	\$131,836

187 PAGE ST

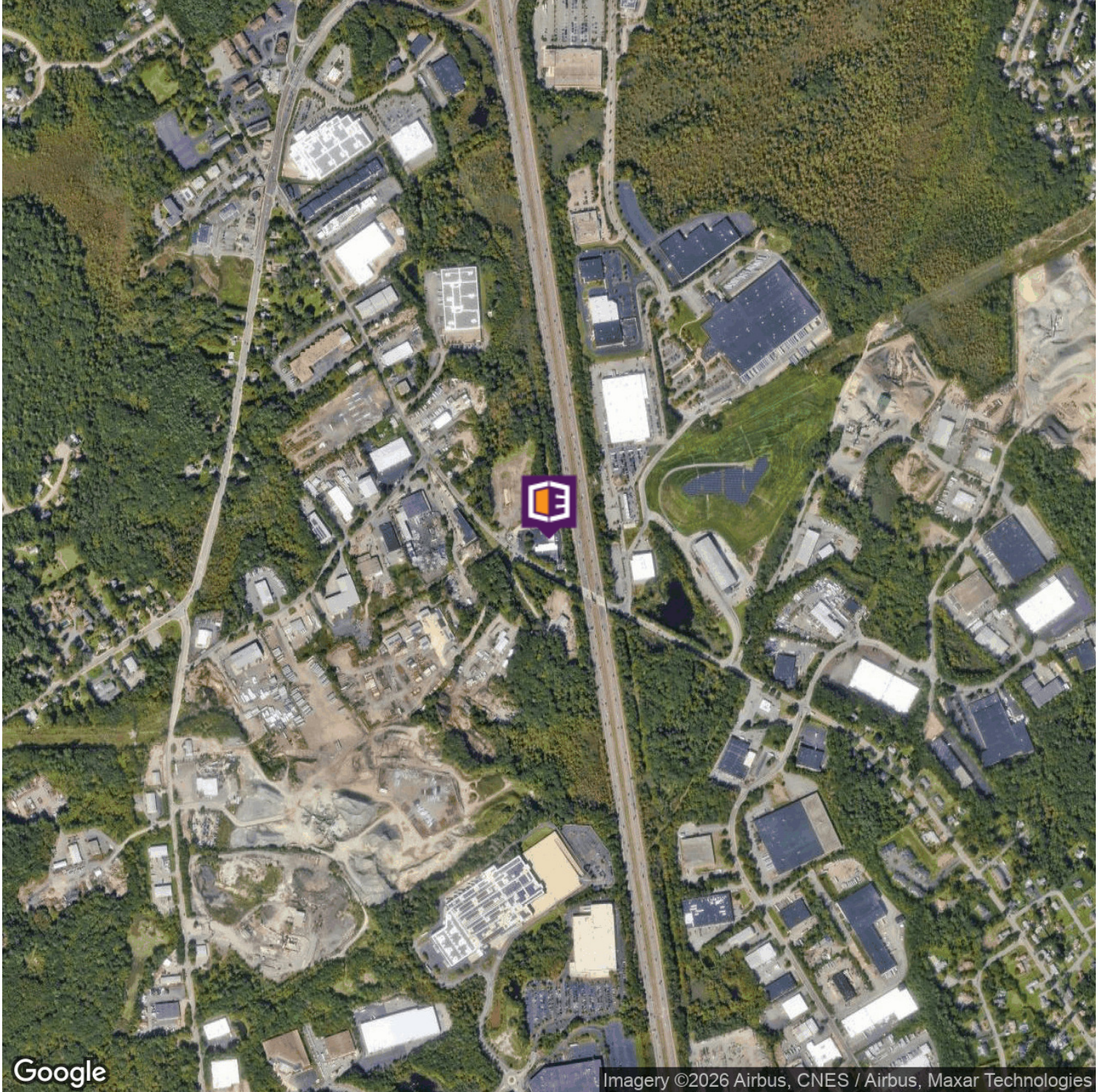
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,322 - 7,971 SF	Lease Rate:	Negotiable

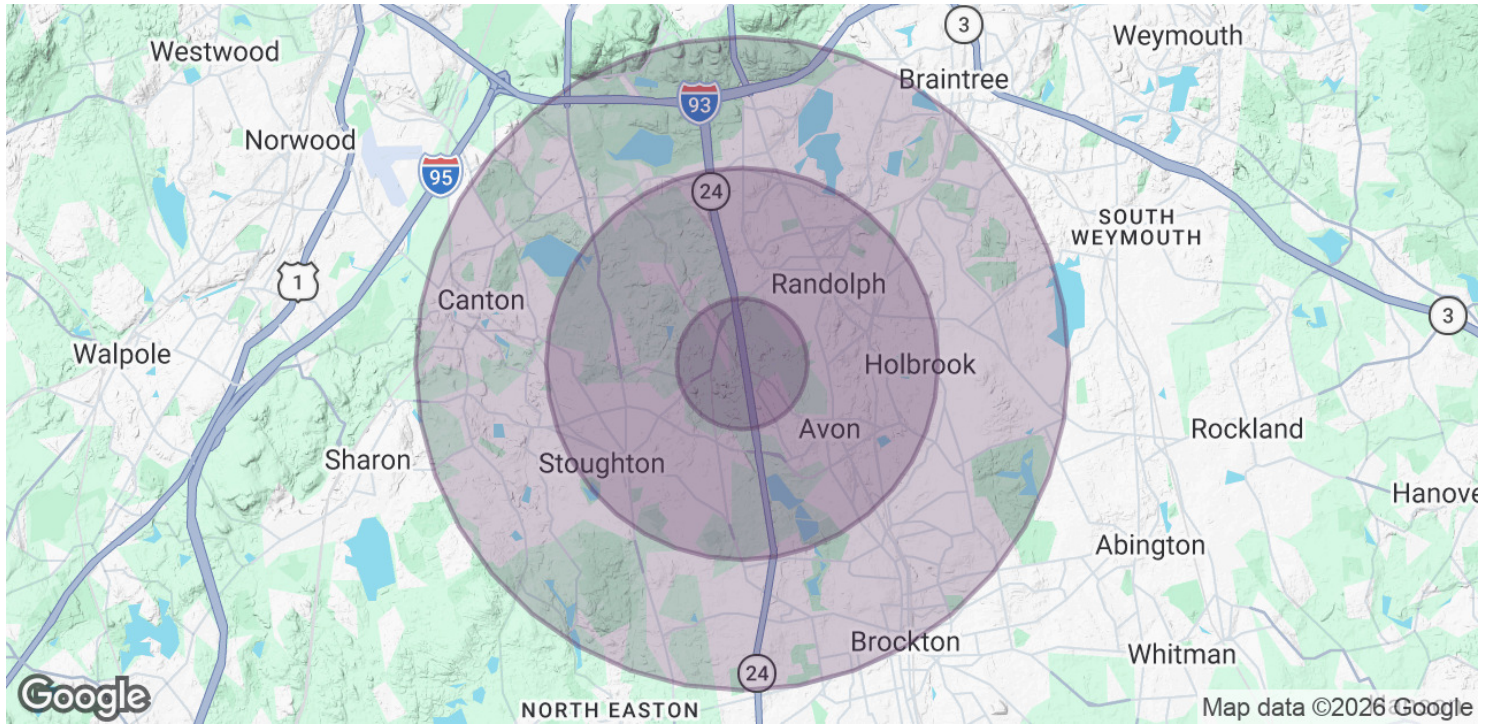
AVAILABLE SPACES

TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available	2,322 - 7,971 SF	NNN	Negotiable	Industrial property with flexible units available. Excellent property for manufacturing, light distribution, or contractor bays. Unit 1 - 2,549 to 4,344 SF with 1-3 drive-ins. Unit 4 - 2,322 SF Unit 6 - 2,677 SF Unit 10 - 2,972 SF Units 4, 6, & 10 each feature one loading dock and a small office and can be leased together or separately for anywhere from 2,322 - 7,971 SF.
Available	2,860 SF	NNN	\$15.00 SF/yr	Industrial bay available for lease in Stoughton. 2860 SF unit features and open floor plan with two drive-in doors. Excellent space for manufacturing, wholesale, distribution or contractor uses.
Available	2,549 - 4,344 SF	NNN	Negotiable	Industrial property with flexible units available. Excellent property for manufacturing, light distribution, or contractor bays. Unit 1 - 2,549 to 4,344 SF with 1-3 drive-ins. Unit 4 - 2,322 SF Unit 6 - 2,677 SF Unit 10 - 2,972 SF Units 4, 6, & 10 each feature one loading dock and a small office and can be leased together or separately for anywhere from 2,322 - 7,971 SF.

187 PAGE ST



187 PAGE ST



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,765	61,942	174,481
Average Age	43.1	42.6	40.6
Average Age (Male)	38.8	40.7	39.5
Average Age (Female)	44.2	43.5	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,003	23,138	63,324
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$152,117	\$122,161	\$131,836
Average House Value	\$560,458	\$490,848	\$524,045

* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

187 PAGE ST



BILL KINGDON, SIOR

603.560.2710
bill@ellisrealtyadvisors.com