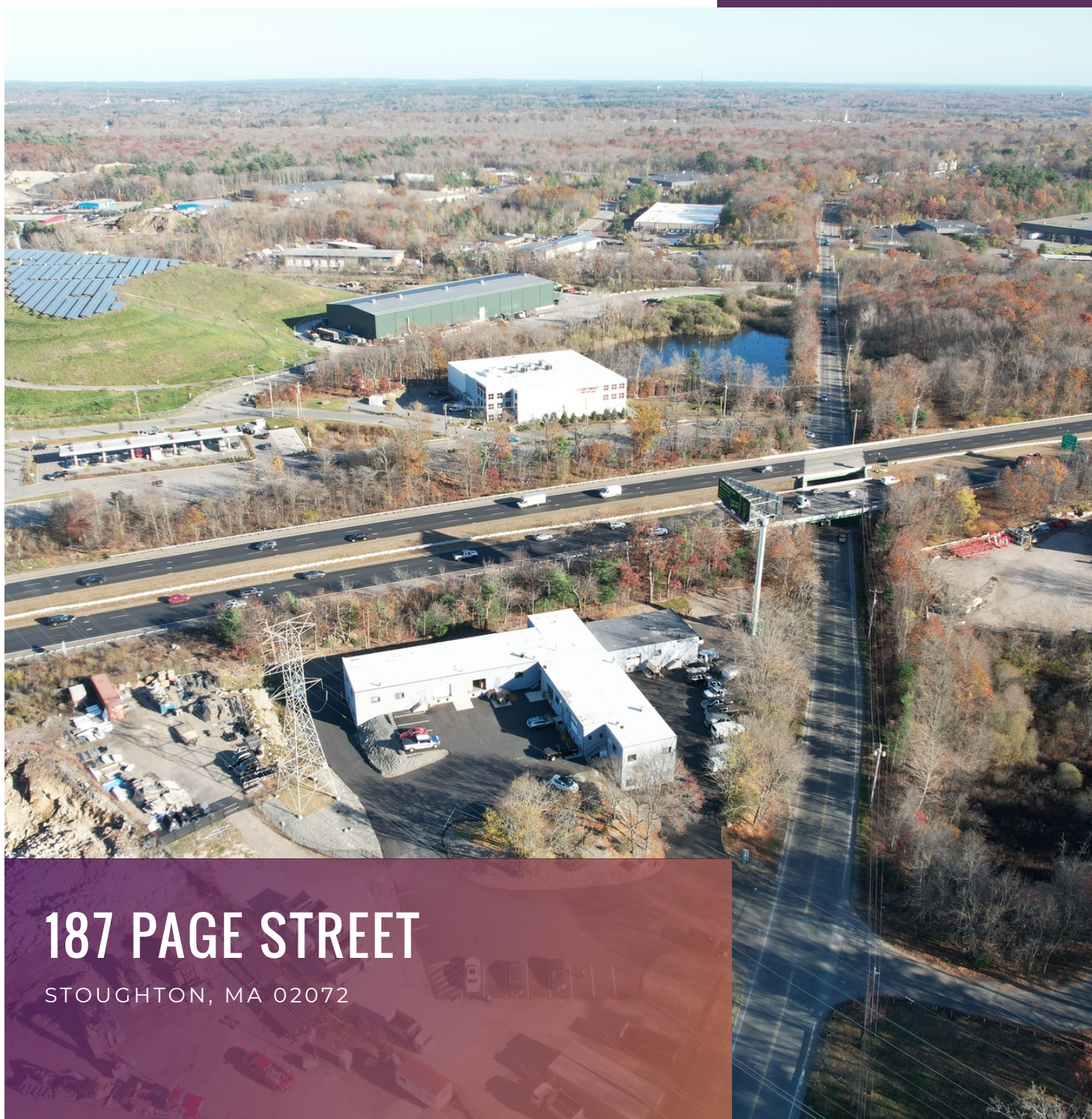


FOR LEASE

INDUSTRIAL PROPERTY



187 PAGE STREET

STOUGHTON, MA 02072

For More Information

BILL KINGDON

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187 PAGE STREET



PROPERTY DESCRIPTION

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

Unit 7 - 2628 SF with loading dock and small office.

Unit 10 - 2972 SF with two drive-in doors.

Additional ~10,000 SF of fenced yard/laydown space also available for an additional \$2000/month.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Units:	1
Available SF:	2,628 - 2,972 SF
Lot Size:	2.5 Acres
Building Size:	25,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,087	20,489	62,171
Total Population	3,165	54,375	163,471
Average HH Income	\$83,465	\$78,836	\$75,278

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LEASE INFORMATION

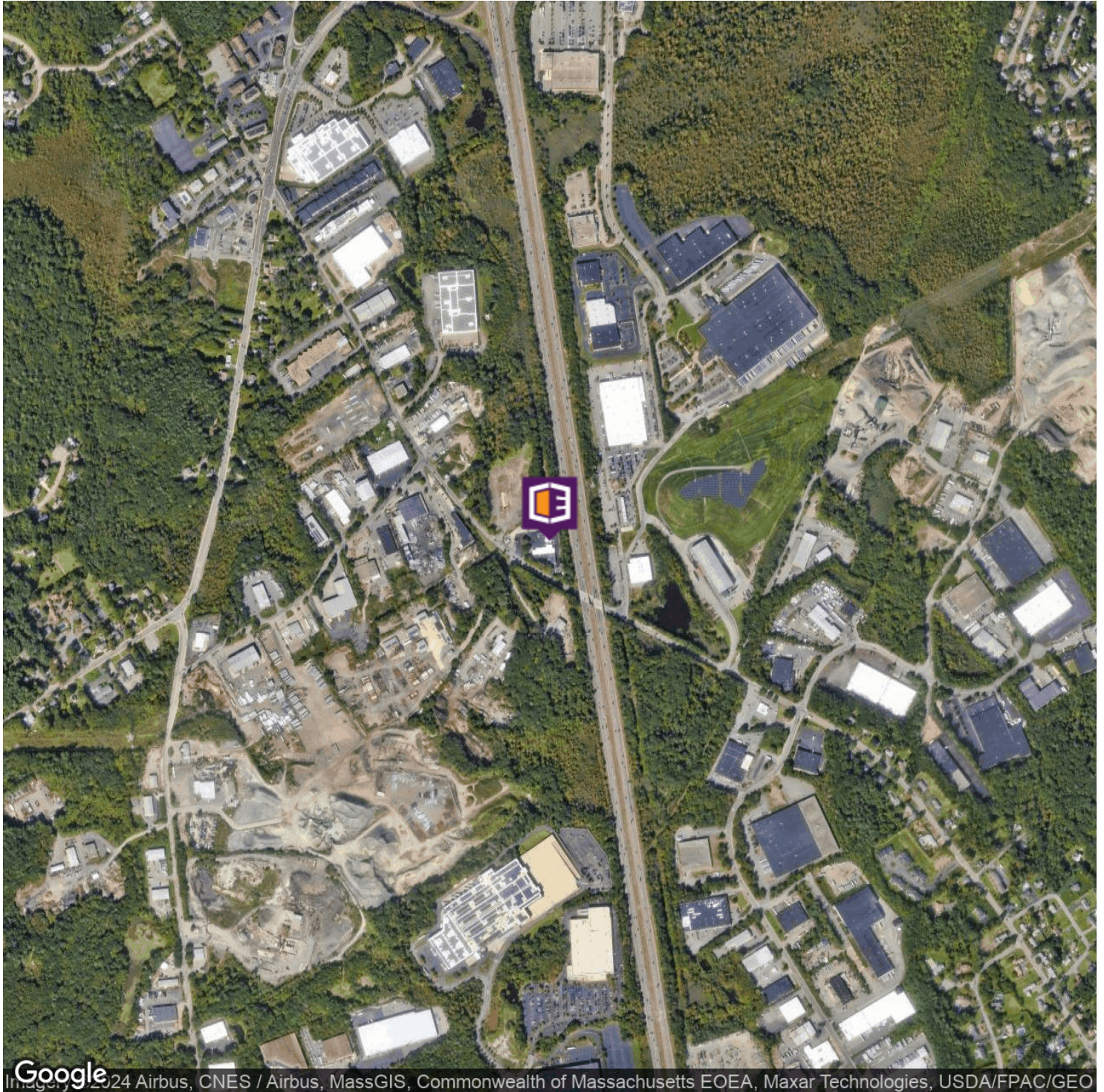
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,628 - 2,972 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
187 Page Street - Unit 7	Available	2,628 SF	NNN	Negotiable	Industrial bay with loading dock available for lease in Stoughton. 2628 SF unit features a mostly open floor plan with two offices. Excellent for manufacturing, wholesale, or distribution uses.
187 Page Street - Unit 3 - 2023	Available	2,860 - 2,972 SF	NNN	Negotiable	Industrial bay with two drive-in doors available for lease in Stoughton. Excellent for manufacturing, wholesale, or distribution uses.

AERIAL MAP

187 PAGE STREET



Google

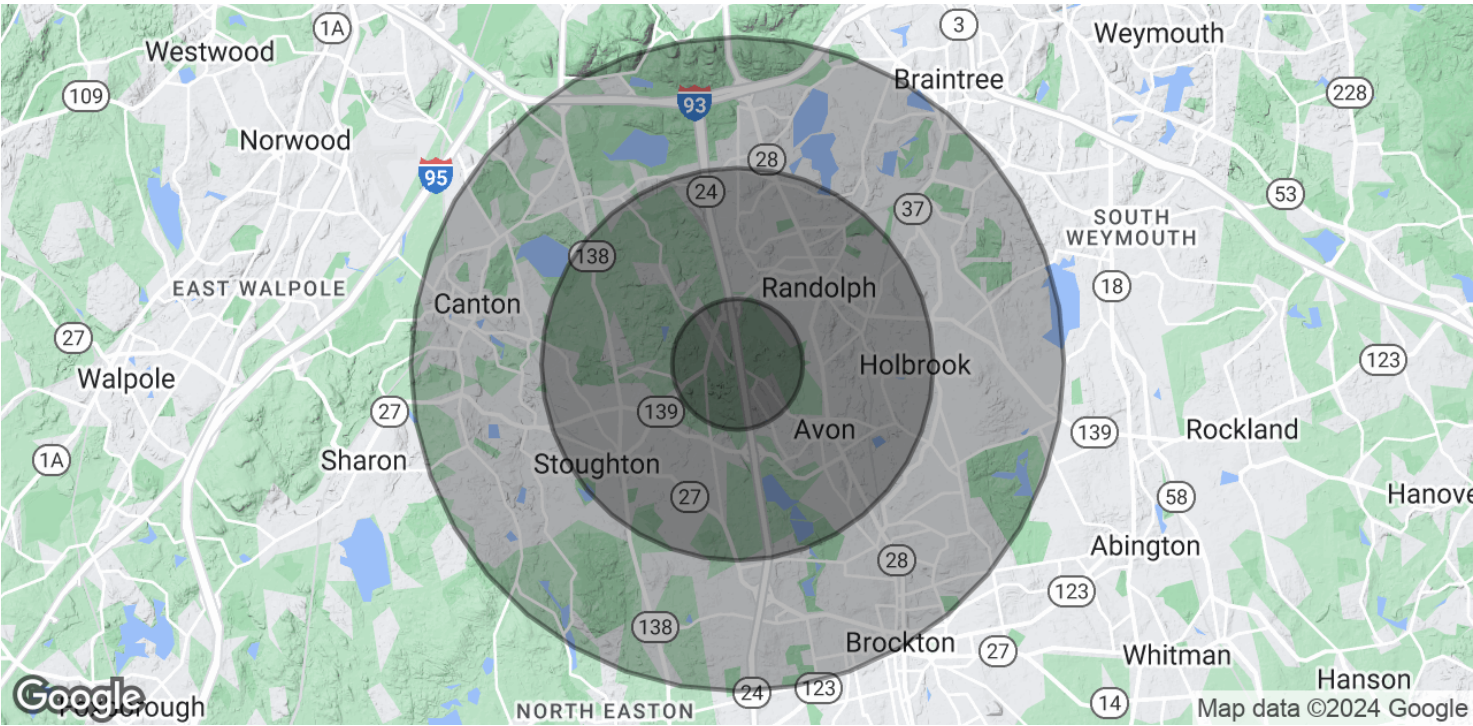
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,165	54,375	163,471
Average Age	39.7	41.7	39.8
Average Age (Male)	38.1	39.9	38.1
Average Age (Female)	42.9	43.2	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,087	20,489	62,171
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$83,465	\$78,836	\$75,278
Average House Value	\$348,327	\$367,621	\$362,803

* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

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