

**For Sale
or Lease**

**1 Marston Street
Lawrence, MA**



46,000 +/- SF INDUSTRIAL BUILDING ON 1.57 +/- ACRES (SUBDIVIDABLE)

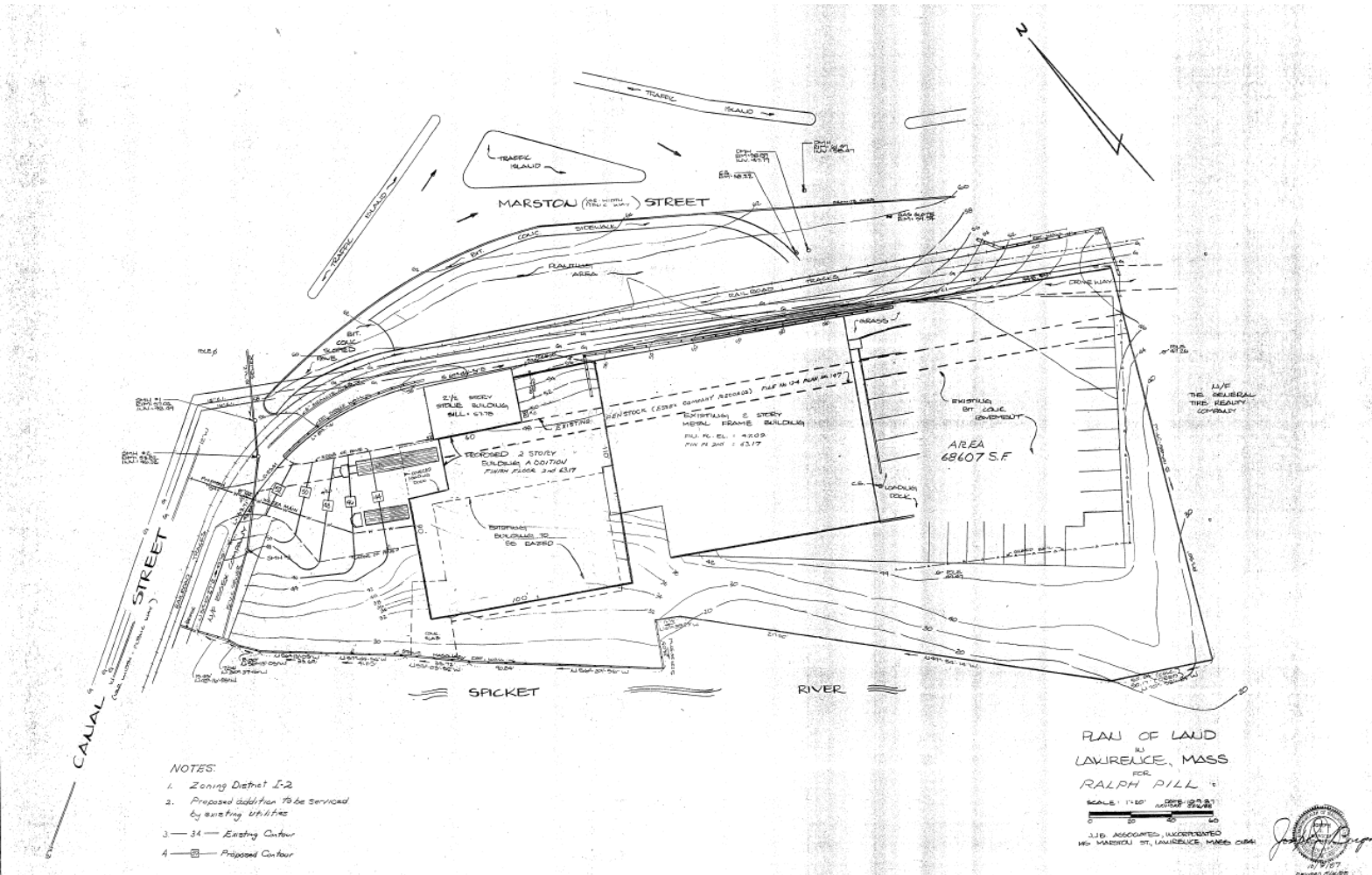
The Stubblebine Company/CORFAC International is pleased to offer a quality one and two story industrial building for sale or lease. Located less than a mile from I-495, 1 Marston is an ideal location for wholesale distribution, manufacturing or a myriad of other uses. The site has been owned and successfully operated by Ralph Pill electric supply for many years.



Listing Agent:

**THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL**

ABOUT THE PROPERTY



Building Information:

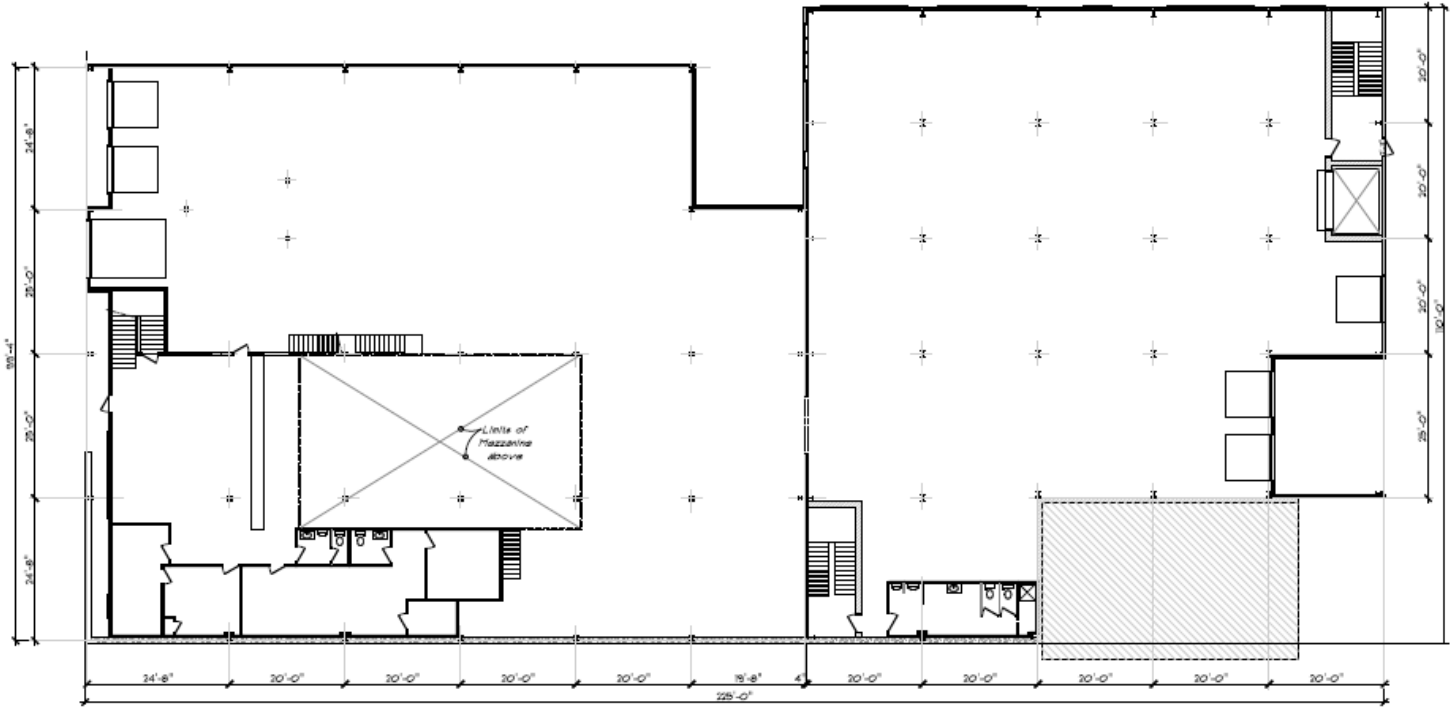
| | |
|--------------------------|-----------------------------------|
| Building Size: | 46,000 +/- sq. ft. |
| Subdividable: | 20,000 +/- sq.ft. |
| Land Area | 1.57 +/- acres |
| Zoned: | Industrial |
| Ceiling Height: | 14' - 26' clear |
| Stories: | One and two stories |
| Utilities: | Natural Gas, town water and sewer |
| Year Built: | 1981 |
| Exterior: | Metal |
| Air Conditioning: | Central |
| Taxes (2011): | \$24,370 |
| Sale Price: | \$1,980,000 |
| Lease Rate: | Market |



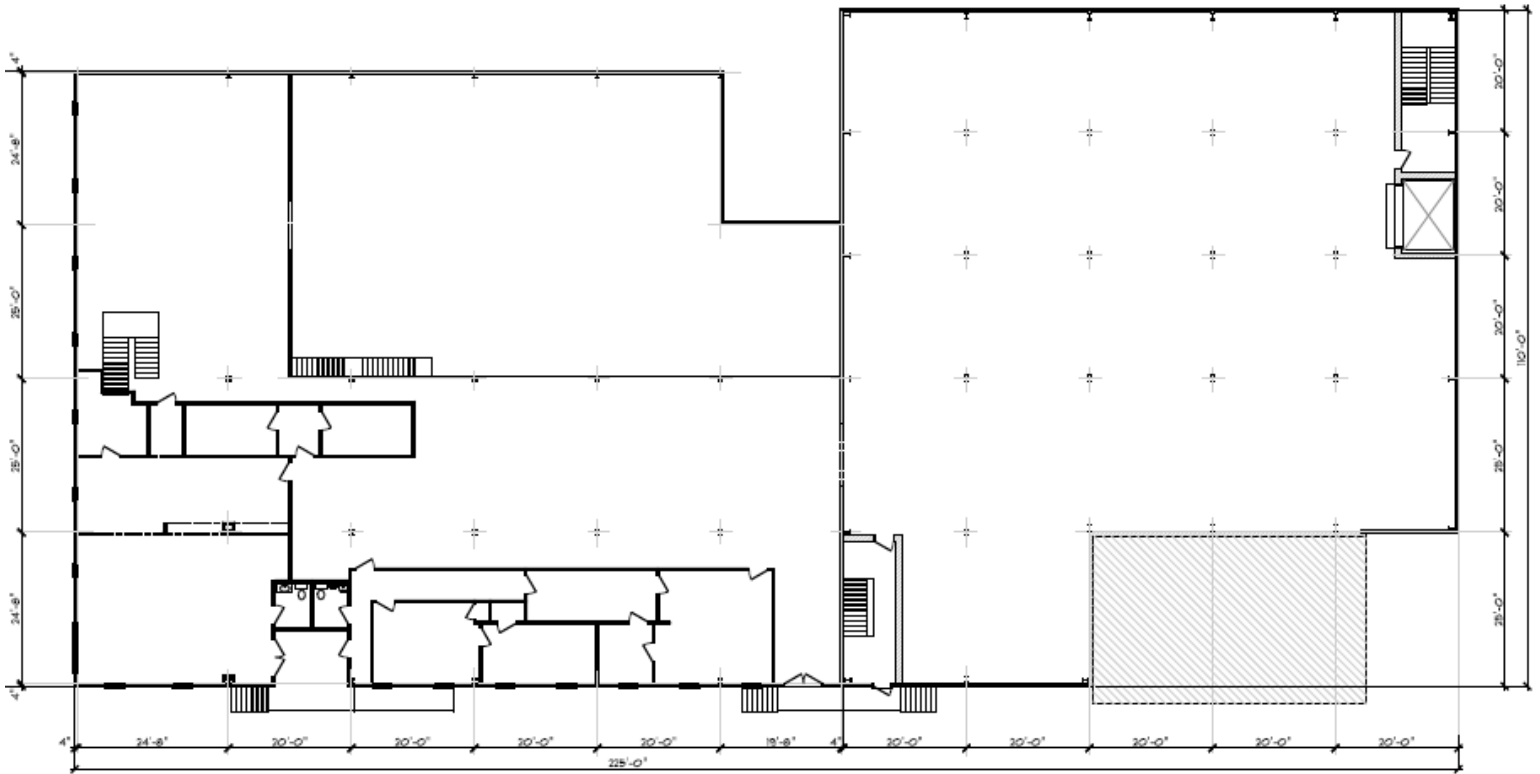
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FLOOR PLANS



First Floor Plan



Second Floor Plan

AERIAL



1 Marston Street is an ideal location just....

- .5 miles to I-495
- 1 mile to Route 28

(approximate distances)

For more information regarding this project please contact:



Listing Agent:
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

David Stubblebine
James Stubblebine

The Stubblebine Company
781-862-6168

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