

For Sale



# 72 SOUTH KIMBALL STREET

## HAVERHILL, MA

10,600 ~ SF | TWO INDUSTRIAL BUILDINGS FOR SALE

JAMES STUBBLEBINE 617.592.3388  
MICAH STUBBLEBINE 978.265.8101  
DAVID STUBBLEBINE 617.592.3391  
NICHOLAS STUBBLEBINE 857.362.9603 x603

james@stubblebinecompany.com  
micah@stubblebinecompany.com  
david@stubblebinecompany.com  
nick@stubblebinecompany.com

 THE  
STUBBLEBINE  
COMPANY  
CORFAC INTERNATIONAL



## PROPERTY SUMMARY



Building A



Building B

### OFFERING SUMMARY

Lot Size:	36,724 SF
Zoning:	General Business
Power:	400 Amps; 480 volt/3-phase
Sale Price:	\$1,595,000

### BUILDING A SPECIFICATIONS

BUILDING SIZE:	3,600 ~ SF
LOADING:	1 Drive-in door
CLEAR HEIGHT:	12' - 14'
WATER:	Water runs from Building B
GAS:	Natural
ROOF:	Rubber Membrane
FLOOR:	Concrete

### BUILDING B SPECIFICATIONS

BUILDING SIZE:	7,000 ~ SF
LOADING:	2 Tailboard docks
COLUMNS:	Ground Floor
CLEAR HEIGHT:	10'
WATER:	Town water/sewer
GAS:	Natural
ROOF:	New Roof (2021) Architectural fiberglass composite
FLOOR:	Concrete
SPRINKLER:	Wet system



BUILDING A





BUILDING B





## OFFICE SPACE

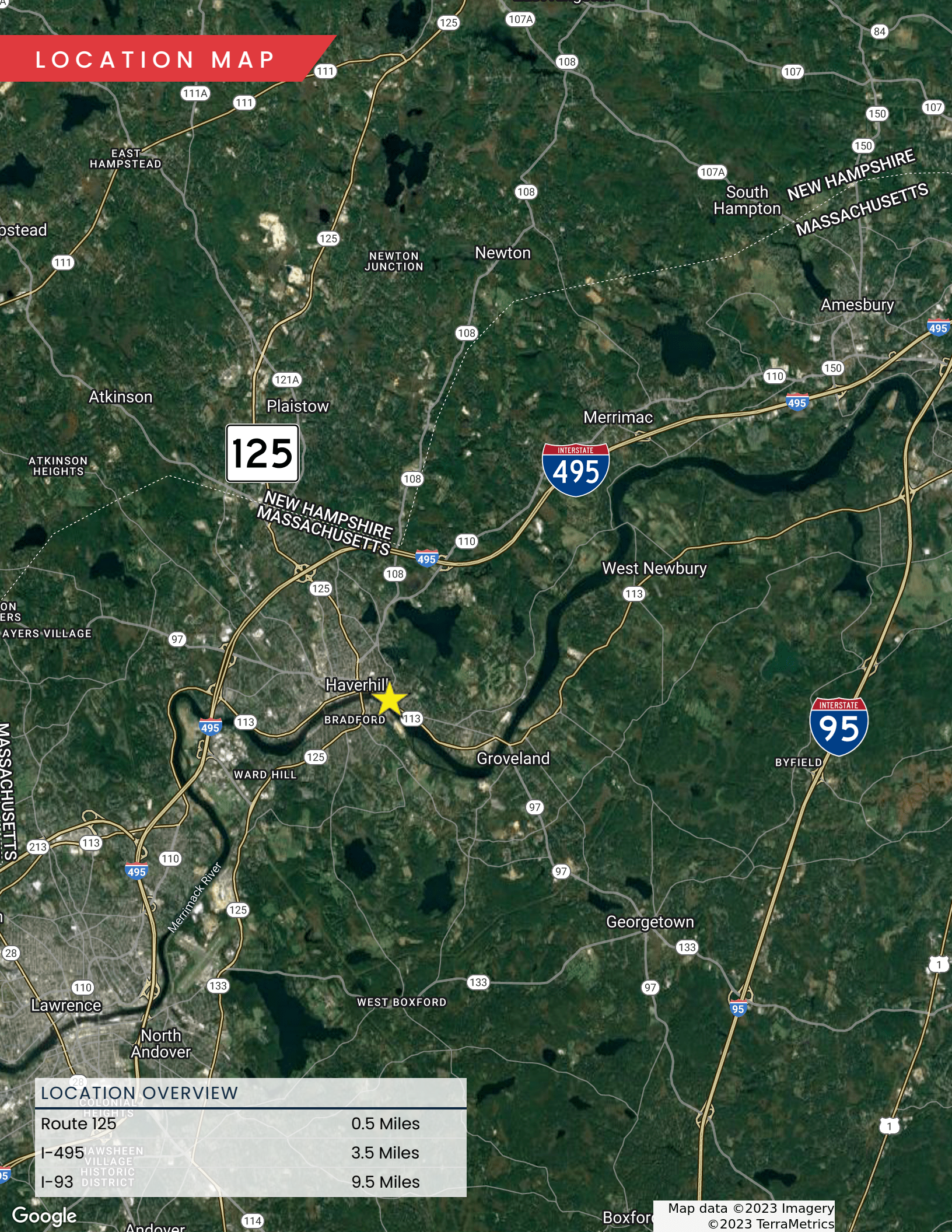


# SITE PLAN





LOCATION MAP



LOCATION OVERVIEW	
Route 125	0.5 Miles
I-495	3.5 Miles
I-93	9.5 Miles



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