



# 20 STRAFELLO DRIVE

AVON, MA

**FOR SALE | 18' CLEAR WAREHOUSE BUILDING**

- 18' Clear Height
- Located in an established park 1.5 miles from Route 24
- Short term income in place
- Owner User or Investment Opportunity

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY SPECIFICATIONS

LOADING:	4 Docks
CLEAR HEIGHT:	18'
COLUMNS:	30' wide
CONSTRUCTION:	Masonry
POWER:	800a
PARKING:	80 Spaces
GAS:	Natural
HEATING:	Gas
SEWER:	Septic
WATER:	Well
R.E. TAXES:	\$1.32/SF (2024)

## OFFERING SUMMARY

Sale Price:	MARKET
Building Size:	44,000 SF
Office Space:	2,000 SF (1st Floor) 2,000 SF (2nd Floor)
Lot Size:	1.97 AC
Zoning:	Industrial

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,200	69,829	253,865
Total Population	66,229	189,680	651,460
Average HH Income	\$90,303	\$96,331	\$109,459







# HIGHWAY PROXIMITY



1.3 MILES  
3 MINUTES



5.5 MILES  
9 MINUTES



8.8 MILES  
12 MINUTES



9.2 MILES  
13 MINUTES

BOSTON, MA

20 MILES | 28 MINS

PROVIDENCE, RI

43 MILES | 41 MINS

20 STRAFELLO  
DR. AVON, MA

**WATER.COM**  
BY PRIMO BRANDS™

**Lineage**

**COSTCO**  
WHOLESALE

**IKEA**

**FINBARR MECHANICAL**

**DCNE** **BEP** Peterson  
Building Engineering Partnerships

**Tighe** Logistics  
GROUP

**MPT**

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