



# 95 AUBUCHON DRIVE

WESTMINSTER, MA

80,000 SF | 36' CLEAR | BUILD-TO-SUIT DISTRIBUTION BUILDING

- SPACE DELIVERY: 12 MONTHS FROM LEASE EXECUTION
- OUTSTANDING VISIBILITY FROM AND ACCESSIBILITY TO ROUTE 2
- FULLY PERMITTED



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

80,000 SF FLEX/INDUSTRIAL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- Large 32.8 acre lot (up to 53 acres available)
- Outstanding highway visibility and accessibility to Route 2
- Easy access to Route 2, I-495 and I-90
- 3,000 amp service
- 15 loading docks
- ESR sprinklers
- All utilities
- Part of a 412,000 SF distribution/warehouse building

## OFFERING SUMMARY

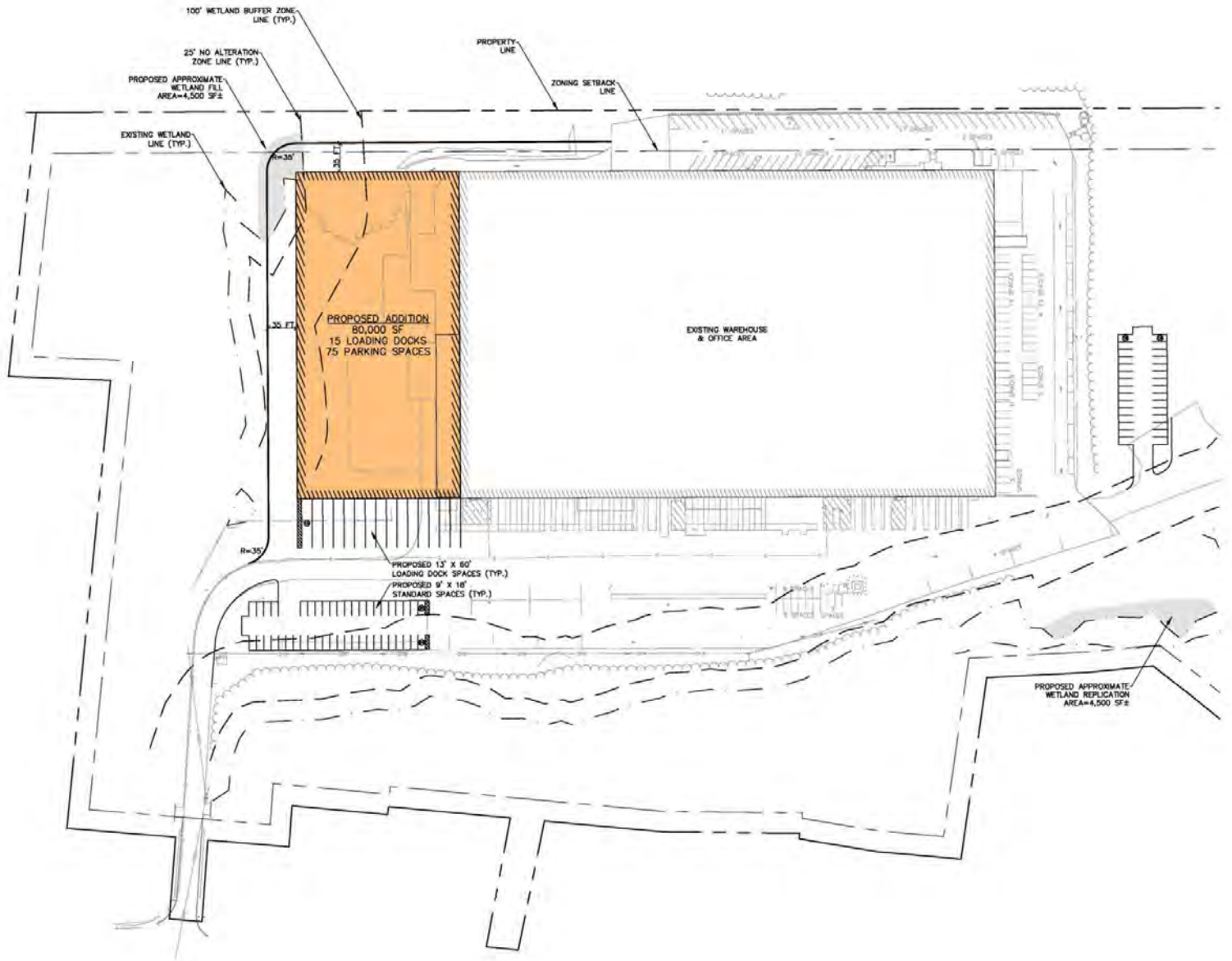
Lease Rate:	Negotiable
Available SF:	80,000 SF
Lot Size:	32.8 Acres
Building Size:	412,360 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,284	14,123	59,671
Total Population	8,311	32,645	141,526
Average HH Income	\$98,045	\$78,484	\$80,655

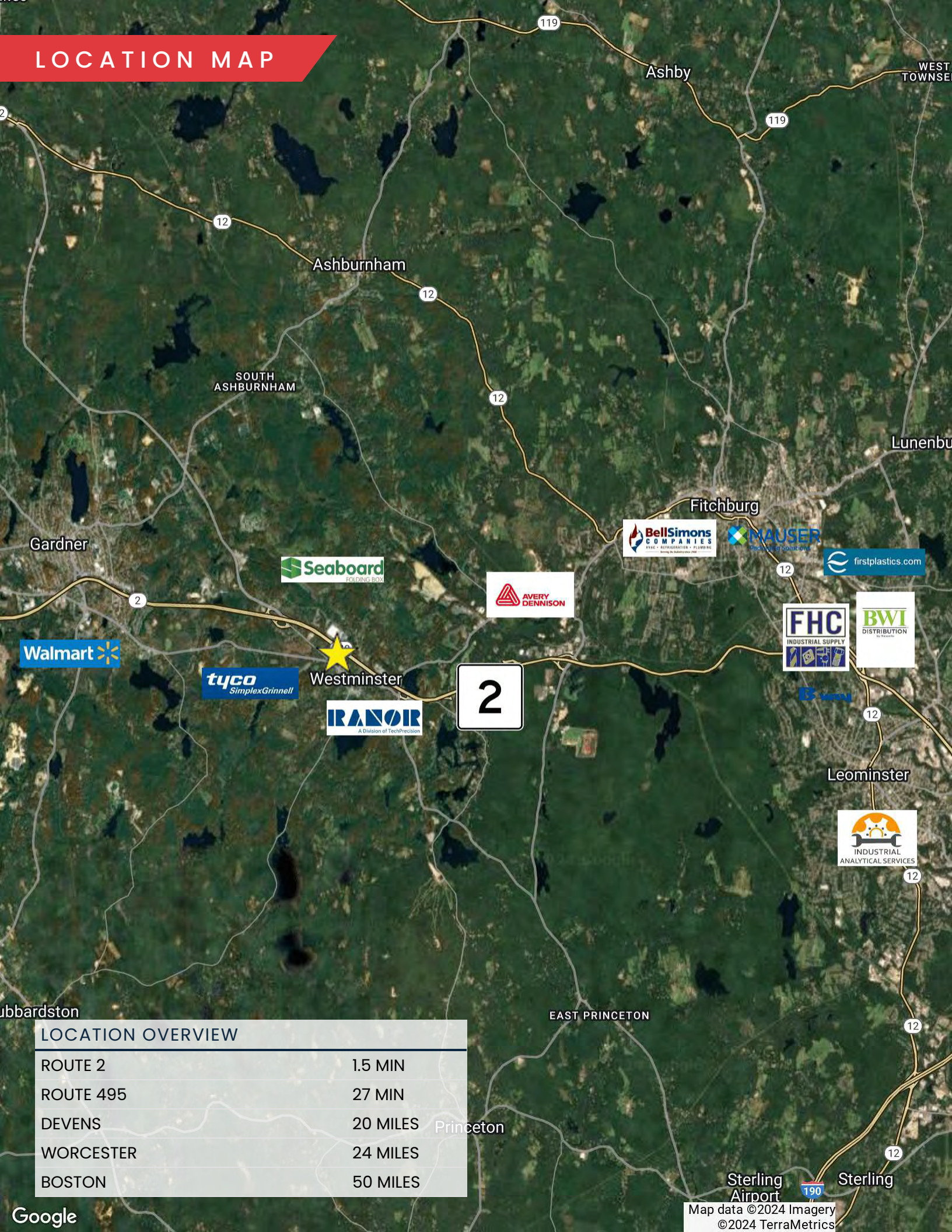
# ADDITIONAL RENDERINGS



# SITE PLAN



# LOCATION MAP



## LOCATION OVERVIEW

ROUTE 2	1.5 MIN
ROUTE 495	27 MIN
DEVENS	20 MILES
WORCESTER	24 MILES
BOSTON	50 MILES

# 95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 80,000 SF BUILD-TO-SUIT OPPORTUNITY

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