

95 AUBUCHON DRIVE

WESTMINSTER, MA



FOR LEASE

29,300 SF 13' CLEAR
FLEX/INDUSTRIAL SPACE

- Outstanding visibility from and accessibility to Route 2
- Prominent signage available on Route 2
- Easy access to Route 2, I-495 and I-90
- 3,000 amp service

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

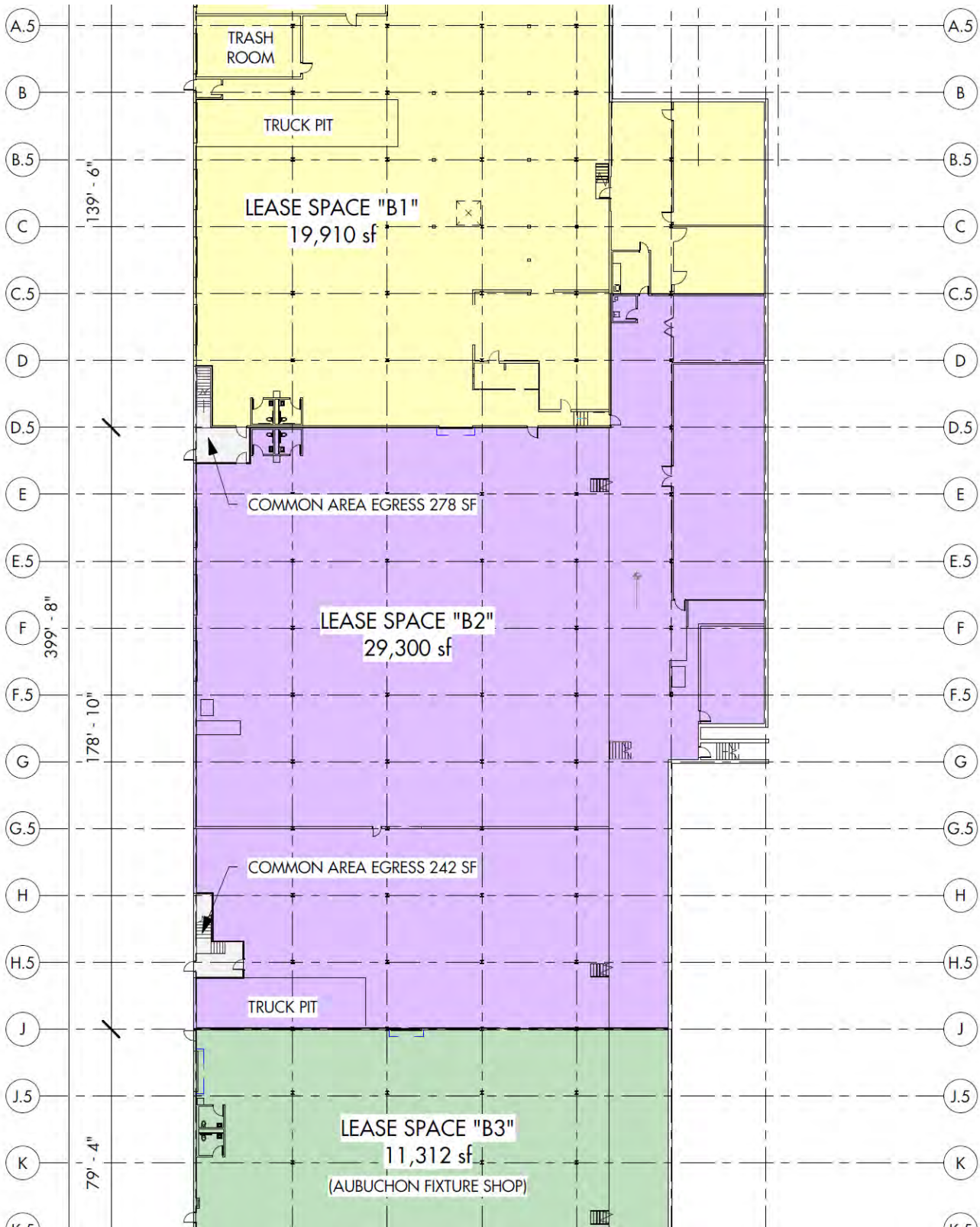
412,360 SF World-Class Distribution Building on 33 Acres:
29,300 SF of available space

PROPERTY HIGHLIGHTS

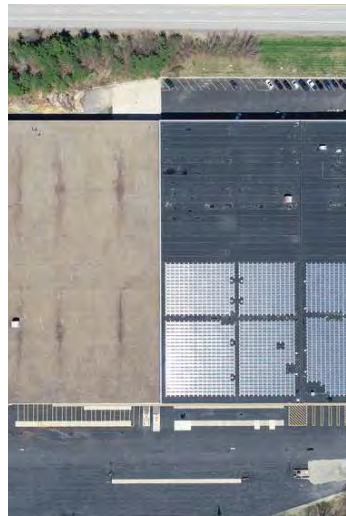
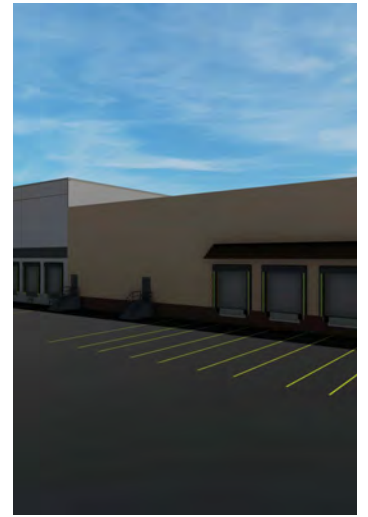
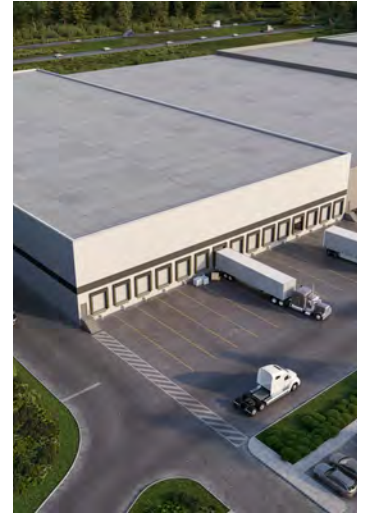
- Large 32.8 acre lot
- Outstanding visibility from and accessibility to Route 2
- Easy access to Route 2, I-495 and I-90
- ESFR sprinklers
- All utilities
- 3,000 amps of power

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|----------------|-------------------------------------|
| BUILDING SIZE: | 412,360 SF |
| AVAILABLE: | 29,300 SF |
| SUBDIVISION: | 9,338 SF - 19,962 SF |
| CLEAR HEIGHT: | 13' clear height |
| LAND AREA: | 32.8 acres |
| LOADING: | 1 Drive-In Door 1 Tailboard Dock |
| ZONING: | Industrial 1 |
| COLUMNS: | 30'X30' |
| RE TAXES: | \$0.40/SF 2022 |
| RENTAL RATE: | \$6.95 NNN |

FLOOR PLAN



ADDITIONAL PHOTOS



LOCATION AND AMENITIES



95 AUBUCHON DRIVE

WESTMINSTER, MA



CONTACT:

| | | |
|-------------------|--------------|-------------------------------|
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