

200,000 SF Historic Manufacturing/Mill Building
Centrally Located in Downtown Clinton, MA
Fully Entitled for Cannabis Cultivation



56 STERLING
STREET
CLINTON, MA

OFFERING MEMORANDUM

PROPERTY SUMMARY

56 STERLING
STREET
CLINTON, MA

THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer for sale 56 Sterling St located in Clinton, Massachusetts. The 192,000 SF historic manufacturing/mill building constructed in 1910 is situated on 3.89 Acres in downtown Clinton, Massachusetts and has been fully entitled for cannabis cultivation with a tier 11 cultivation license.

Approximately 60,000 SF of the property was recently fully renovated, including new heating and an updated alarm system. Environmental cleanup has been completed. The property is 16 miles from Worcester, and 48 miles from Boston, with easy access to I-190.

Downtown Clinton is an area already booming with new apartments, amenities, and businesses. The local population is steadily growing each year, incurring new developments due to the onset of the hybrid work schedule. Originally settled in 1654 as a part of Lancaster, Clinton was incorporated later in 1850 as a separate town. Due to its location on the Nashua River, Clinton became an industrialized mill town, and is to this day characterized by its industrial beginnings. Clinton is a safe, affordable, and growing area with a suburban feel and a beautiful town common, Central Park.

PROPERTY SPECIFICATIONS

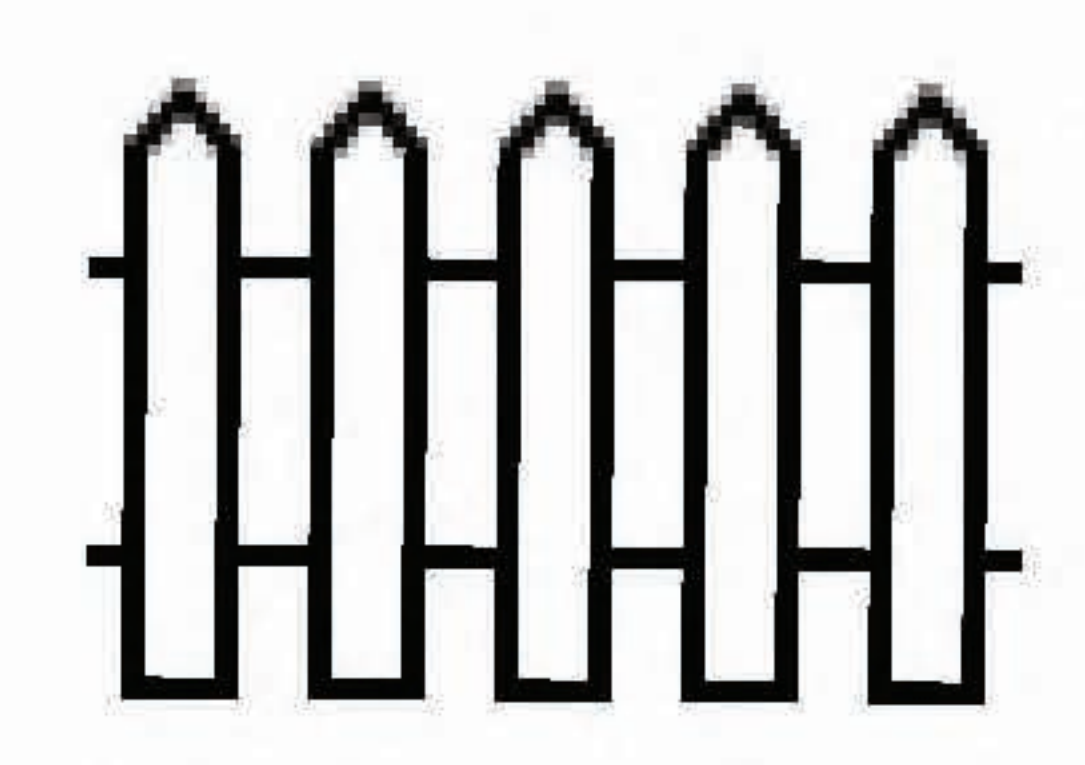
ADDRESS	56 STERLING ST, CLINTON, MA
PRICE	\$3,950,000
CLEAR HEIGHT	10'-14'
LOADING DOCKS	3
DRIVE-IN DOORS	6
LEVELERS	YES
POWER	20,000 AMPS
CONSTRUCTION	MASONRY
ZONING	INDUSTRIAL
SPRINKLERS	DRY
LICENSE	TIER 11 CANNABIS CULTIVATION



PROPERTY SNAPSHOT



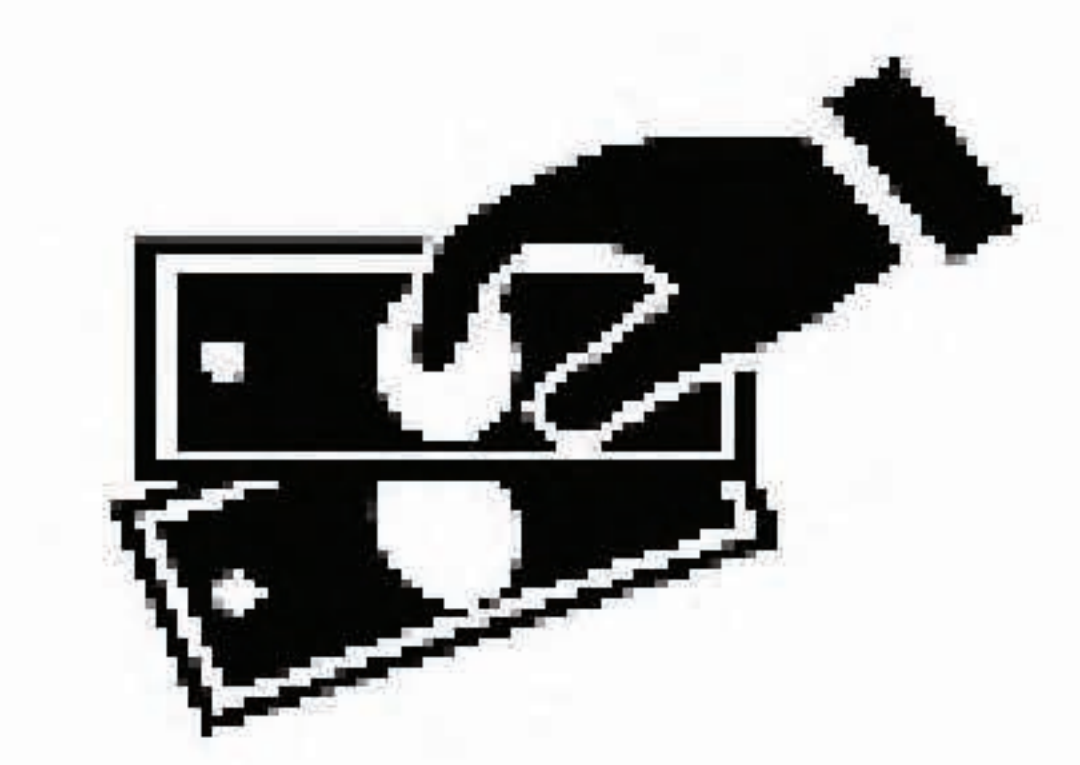
192,000 SF
BUILDING



3.89
ACRE LOT



11,206
VEHICLES PER DAY

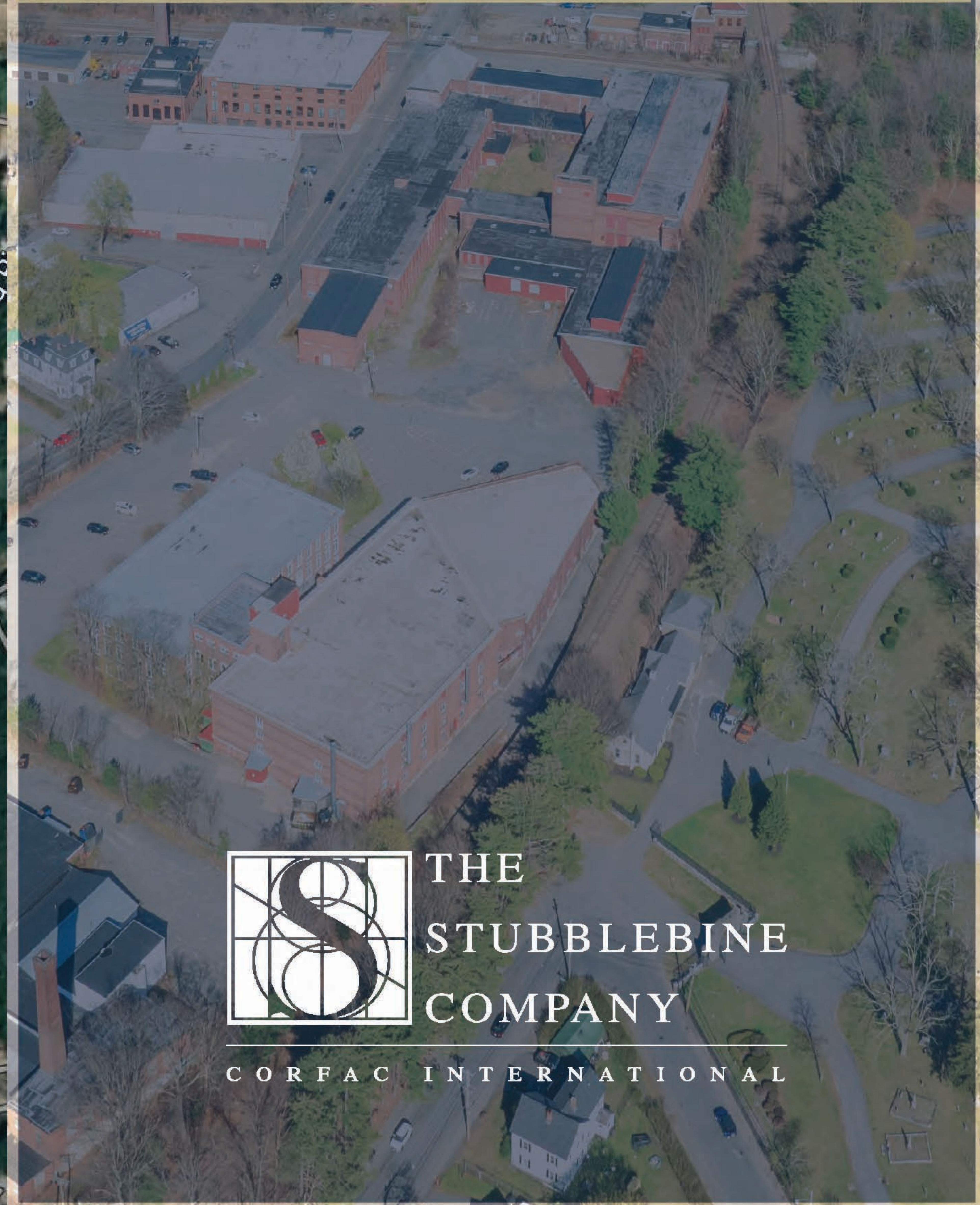


\$3,950,000



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	21,200	35,266	240,514
TOTAL HOUSEHOLDS	9,403	14,592	96,469
AVERAGE HH INCOME	\$92,816	\$108,169	\$111,241
MEDIAN HOME VALUE	\$331,114	\$368,749	\$378,554
DAYTIME EMPLOYEES	6,478	11,833	116,710
MANUFACTURING LABORERS	1,645	2,291	19,962




THE STUBBLEBINE COMPANY
 CORFAC INTERNATIONAL

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REGIONAL MAP



4.4 MILES
TO RT 12/I-190

5.5 MILES
TO I-495

48.8 MILES
TO BOSTON, MA

16.6 MILES
TO WORCESTER, MA





ADDITIONAL PHOTOS

FOR MORE INFORMATION,
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