



56 STERLING STREET

CLINTON, MA

FOR SALE | 192,000 SF MANUFACTURING BUILDING ON 3.89 AC

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

192,000 SF Industrial Manufacturing Mill for Sale in Downtown Clinton

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,403	14,592	96,469
Total Population	21,200	35,266	240,514
Average HH Income	\$92,816	\$108,169	\$111,241

PROPERTY OVERVIEW

This historic mill is well-located in downtown Clinton, 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.

The property is 15 miles from Worcester, and 36 miles from Boston, with easy access to I-190.

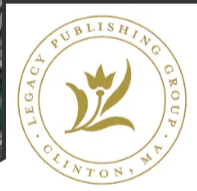
PROPERTY SPECIFICATIONS

Building Size:	192,000 SF
Lot Size:	3.89 Acres
License:	Tier II Cannabis Cultivation
Stories:	Two (2)
Clear Height	10'-14'
Loading Docks:	Three (3)
Drive-in Doors:	Six (6)
Construction:	Masonry
Sprinklers:	Dry
Sale Price:	Market

LOCATION MAP



UNITED SOLUTIONS®



New Ipswich

Brookline

Hollis

3

LOCATION MAP

Ashby

Townsend

Pepperell

Tyngsborough

Ashburnham

Groton

Lunenburg

Chelmsford

Gardner

Fitchburg

Westford

Westminster

Ayer

Devens

Littleton

Ubbardston

Leominster

Harvard

Acton

Lancaster

495

Sterling



Hudson

Sudbury

20

Rutland

West Boylston

Marlborough

Holden

Northborough

495

Paxton

Shrewsbury

90

Worcester

Westborough

Framingham

Ashland

Spencer

Leicester

20

Hopkinton

290

Grafton

Holliston

Auburn

Millbury

495

90

Charlton

395

Sutton

Northbridge

Milford

Google

Oxford

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