



111 ADAMS ROAD

CLINTON, MA

FOR LEASE | 80,000 SF AVAILABLE

- 18'-28' Clear Height
- 7 Tailboard Loading Docks
- 4 Miles from I-190



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

80,000 SF of Modern Industrial Space For Lease in a 456,393 SF Building on 54.5 Acres

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 9,661 | 13,902 | 89,985 |
| Total Population | 23,763 | 35,542 | 232,619 |
| Average HH Income | \$124,696 | \$143,321 | \$144,934 |

PROPERTY SPECIFICATIONS

| | |
|--------------------|---|
| Building Size: | 456,393 SF |
| Available SF: | 80,000 SF |
| Lot Size: | 54.5 AC |
| Sprinkler: | Wet System |
| Tailboard Loading: | 56 Doors |
| Construction: | Concrete Block, Metal Panel |
| Column Spacing: | 24' x 50' |
| Ceiling Height: | 18'-28' |
| Power: | 3,400 Amps |
| Heat: | Boston Gas |
| Utilities: | Electric: National Grid Water/sewer: Clinton Municipal Gas: National Grid |

AVAILABLE SPACE SPECIFICATIONS



PROPERTY HIGHLIGHTS

- LOCATED 4 MILES FROM I-190 WITH CLOSE PROXIMITY TO I-495 AND I-290
- MULTI-TENANT INSTITUTIONAL QUALITY CLASS A WAREHOUSE SPACE

AVAILABLE SPACE SPECS

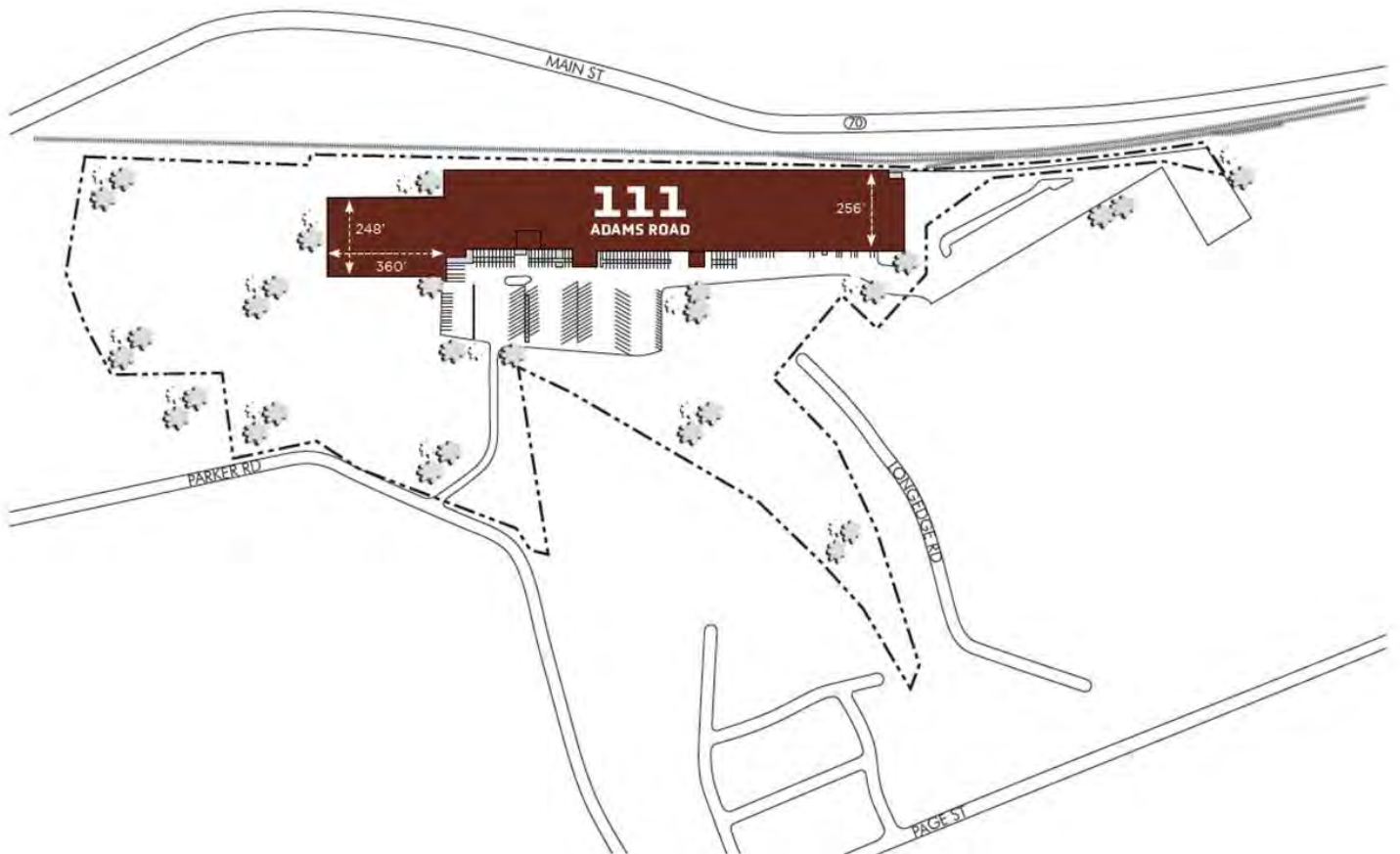
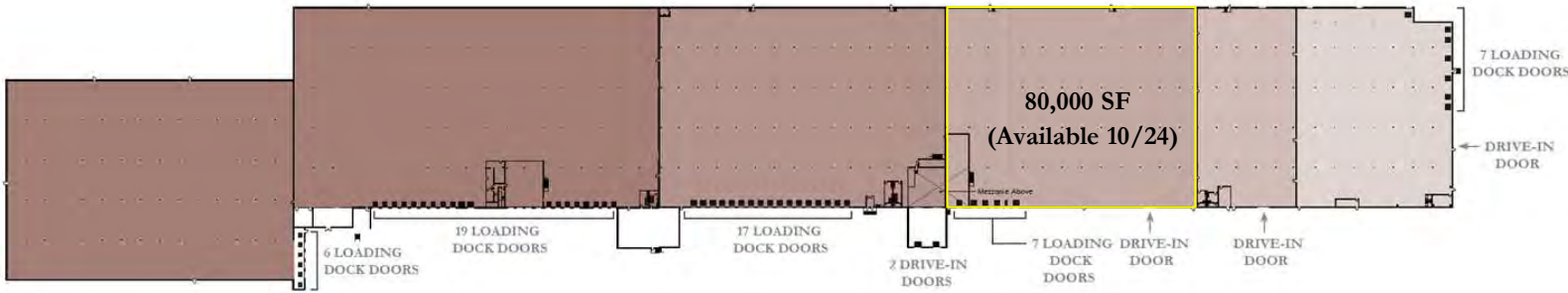
| | |
|---------------|---|
| Available SF: | 80,000 SF |
| Availability: | October 2024 |
| Clear Height: | 18'-28' |
| Loading: | 7 Tailboard 1 Drive-In |
| Lighting: | LED |
| Drive-In: | One (1) 14'x16' |
| Power: | 200 Amps; 277/480 Volts; 3 Phase, 4 Wire And 100 Amp; 208/120 Volt |
| Taxes: | \$1.42/SF (FY2024) |
| Lease Rate: | Market |

Space also features Rail Access and Rail Door

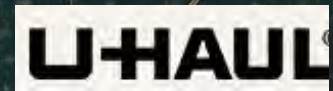
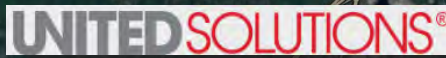
ADDITIONAL PHOTOS



FLOOR PLAN & SITE PLAN



LOCATION MAP



Clinton



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FOR LEASE | 80,000 SF AVAILABLE

DAVID STUBBLEBINE

857.362.0101

david@stubblebinecompany.com

JAMES STUBBLEBINE

857.362.0102

james@stubblebinecompany.com

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

DEVON WAGNER

978.795.7933

devon@stubblebinecompany.com

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