



# 111 ADAMS ROAD

CLINTON, MA

FOR LEASE | 80,000 SF AVAILABLE

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





# 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

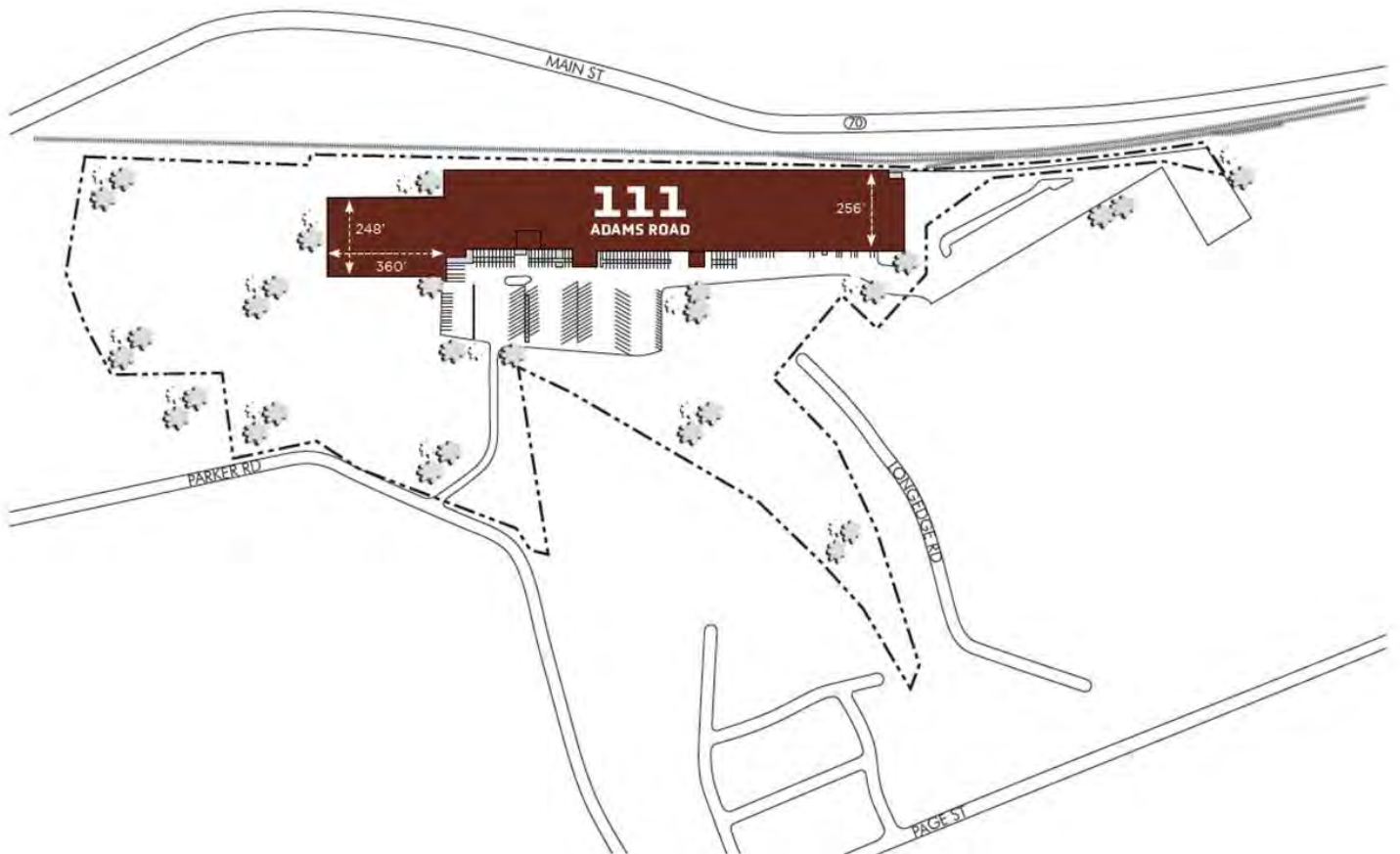
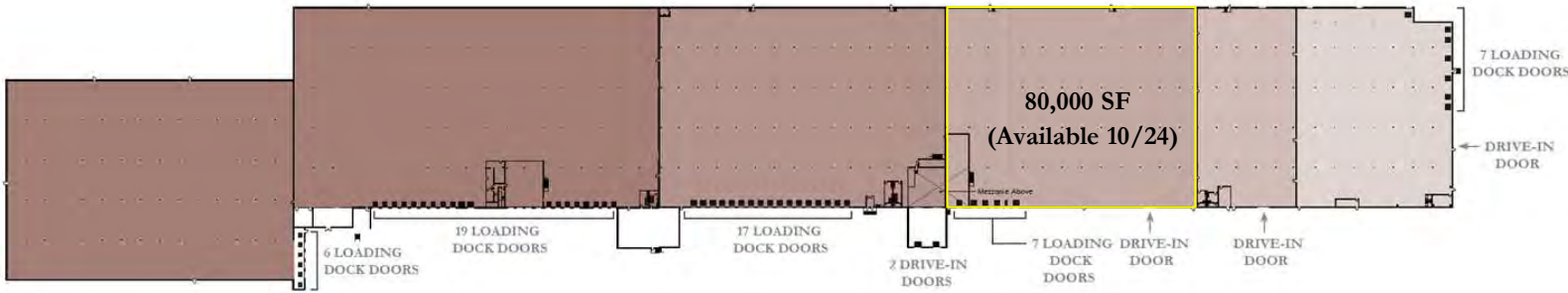
Space also features Rail Access and Rail Door





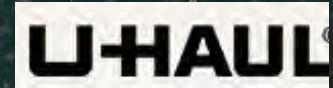
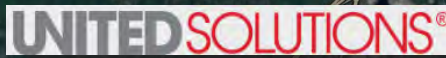


# FLOOR PLAN & SITE PLAN

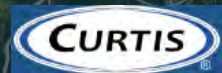




LOCATION MAP



Clinton





# 111 ADAMS ROAD

CLINTON, MA

FOR LEASE | 80,000 SF AVAILABLE

DAVID STUBBLEBINE

617.592.3391

[david@stubblebinecompany.com](mailto:david@stubblebinecompany.com)

JAMES STUBBLEBINE

617.592.3388

[james@stubblebinecompany.com](mailto:james@stubblebinecompany.com)

ALAN RINGUETTE

978.265.8112

[alan@stubblebinecompany.com](mailto:alan@stubblebinecompany.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL