

**FOR
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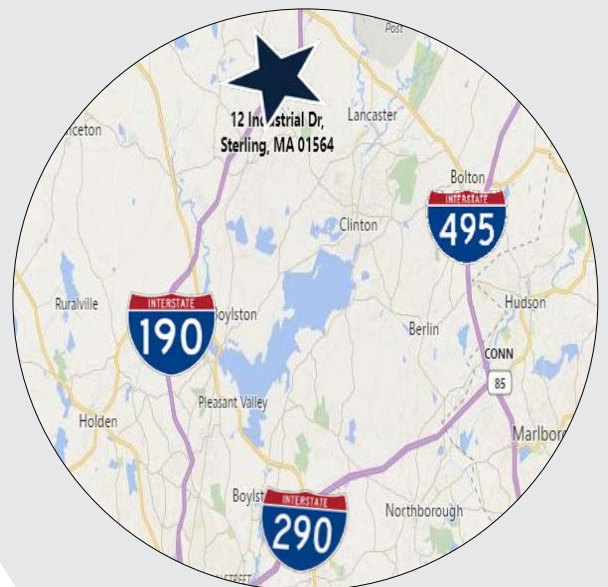
12 INDUSTRIAL DRIVE STERLING, MA



22' CLEAR 45,000 SF: CLASS A DISTRIBUTION BUILDING

» The Stubblebine Company is pleased to offer 12 Industrial Drive, Sterling, MA to the marketplace:

- Formally occupied by Weetabix
- 22' clear height
- 11 tailboard docks
- Close proximity to I-190, Route 2 & Route 12



THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

12 INDUSTRIAL DRIVE STERLING, MA



PROPERTY SPECIFICATIONS

TOTAL SIZE	45,150 SF
YEAR BUILT	1988
CEILING HEIGHT	22' Clear
TYPE	Flex/Industrial
CONSTRUCTION	Masonry Block
ACREAGE	4.41 Acres
ZONING	Light Industrial
POWER	440 Amp/440 Volt
HEAT	Propane
WATER	Town Water
SEWER	Town Septic
SPRINKLER	Wet System
LOADING	Eleven (11) Tailboard Docks (Drive in could be added)
EXPANSION	Possible expansion available
LEASE PRICE	Market



AERIALS OF AREA



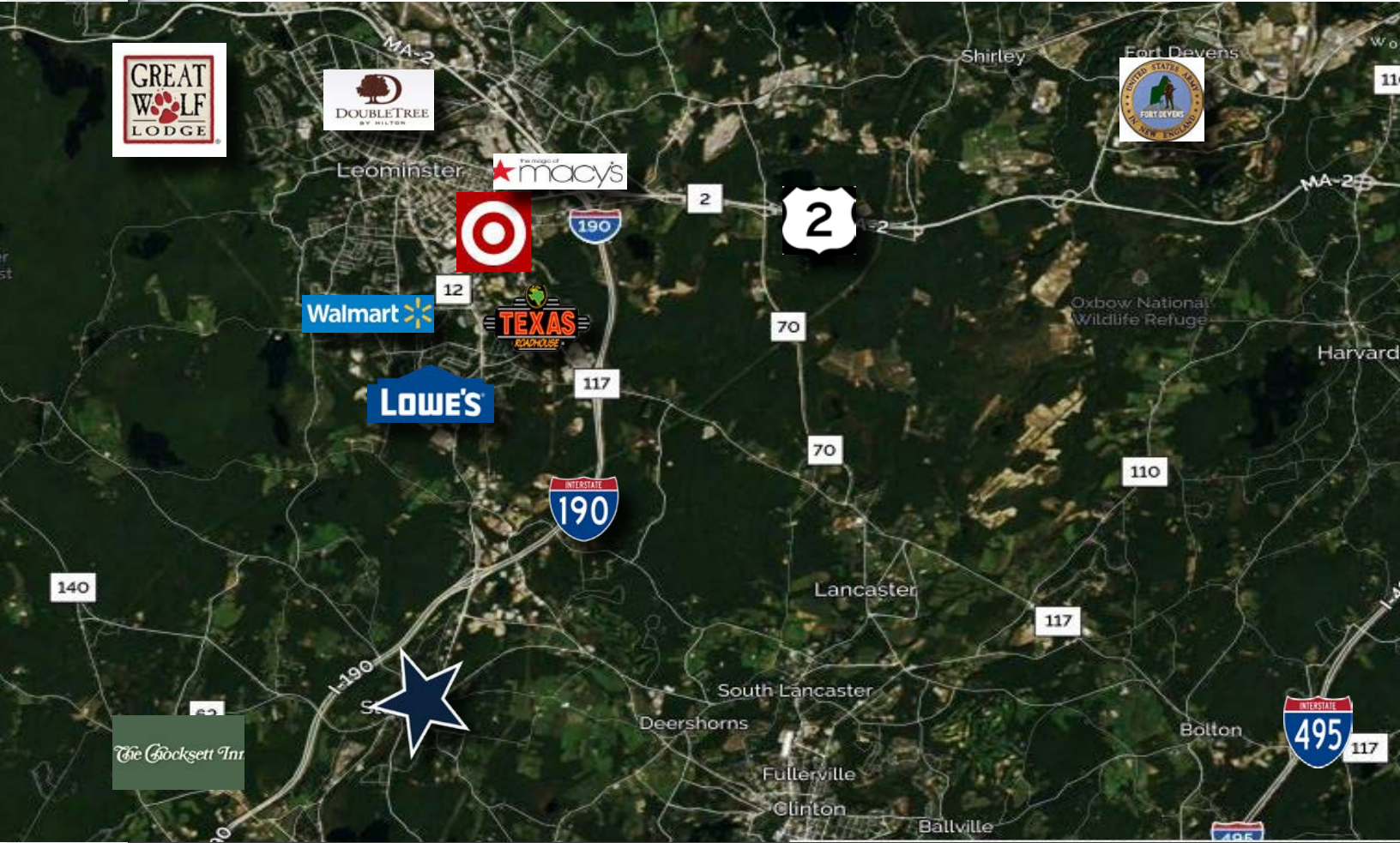
CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



LOCATION



THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

CONTACT

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Distance To

12

.7
miles

2

4.5
miles

190

1.2
miles

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