

# 12 INDUSTRIAL DRIVE

STERLING, MA



## 45,000 SF

22' CLEAR CLASS A  
DISTRIBUTION BUILDING FOR  
LEASE

**CONTACT:**

ALAN RINGUETTE	978.265.8112	ALAN@STUBBLEBINECOMPANY.COM
DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM

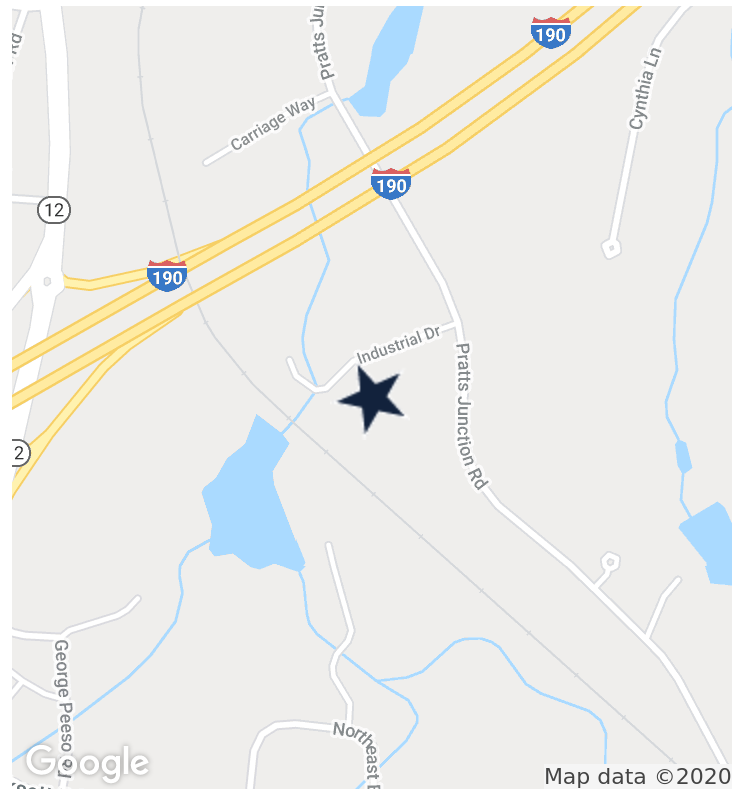
EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## EXECUTIVE SUMMARY



### PROPERTY SPECIFICATIONS

LEASE RATE:	MARKET
BUILDING SIZE:	45,150 SF
AVAILABLE SF:	45,150 SF
LOT SIZE:	4.41 ACRES
YEAR BUILT:	1988
ZONING:	LIGHT INDUSTRIAL
CEILING HEIGHT:	22' CLEAR
POWER:	440 AMP/440 VOLT
HEAT:	PROPANE
WATER/SEWER:	TOWN/SEPTIC
SPRINKLER:	WET SYSTEM
LOADING:	11 TAILBOARD
EXPANSION:	POSSIBLE EXPANSION

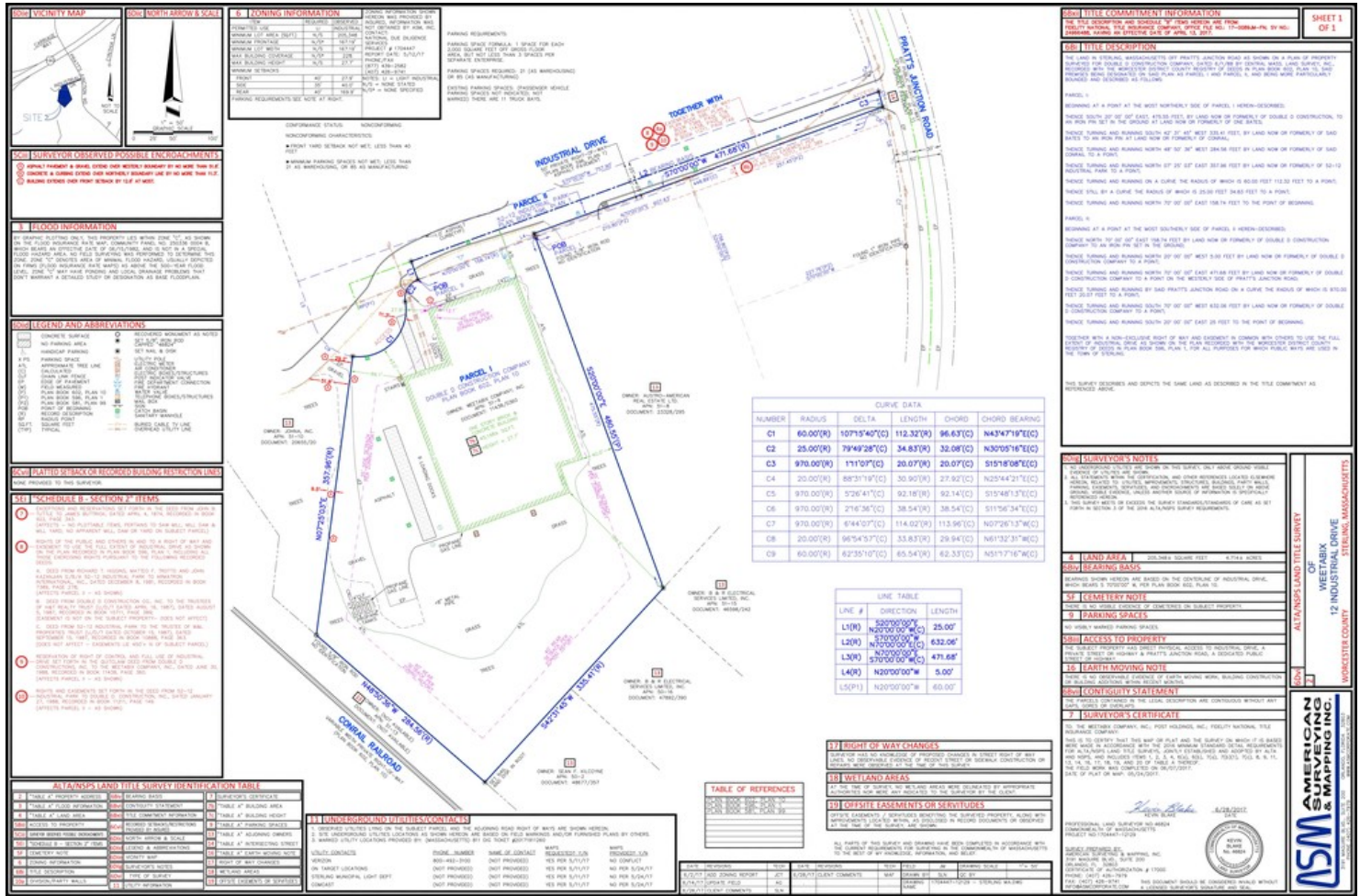
### PROPERTY OVERVIEW

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

### PROPERTY HIGHLIGHTS

- FORMERLY OCCUPIED BY WEETABIX
- 22' CLEAR HEIGHT
- 11 TAILBOARD DOCKS
- CLOSE PROXIMITY TO I-190, ROUTE 2 & ROUTE 12
- 4.5 ACRES
- \$1.44/SF TAXES/OPEX

PROPOSED SITE PLAN



# LOCATION MAPS

