43 SWORD STREET AUBURN, MA

FOR SALE OR LEASE



BUILDING FOR SALE 25'-30' CLEAR 36,576 SF

WAREHOUSE, SHOWROOM, AND OFFICE

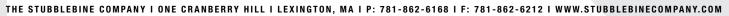
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As the exclusive agent, The Stubblebine Company is pleased to offer 43 Sword Street, Auburn MA for Sale:

Salient details include:

- 25'+ clear height
- Heavy power
- Block construction
- Less than 1 mile from I-290
- 60 car parking spaces







43 Sword Street Auburn, MA



PROPERTY SPECIFICATIONS

BUILDING SIZE:	36,576 SF
LAND AREA:	3.6 ACRES
ZONING:	GENERAL INDUSTRY
CLEAR HEIGHT:	25-30 FT
POWER:	480/208/120 AMPS
LOADING:	2 TAILBOARDS, 1 DRIVE-IN
YEAR BUILT:	1960
SPRINKLER:	WET
WATER:	CITY
SEWER:	CITY
PARKING:	60 SPACES

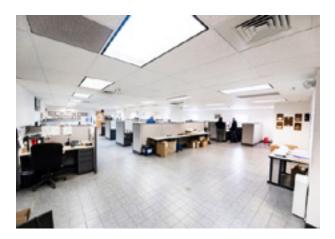


EXCLUSIVE LISTING AGENT THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

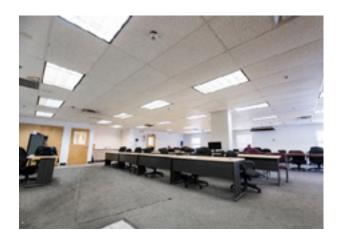
BUILDING PHOTOS

43 Sword Street Auburn, MA











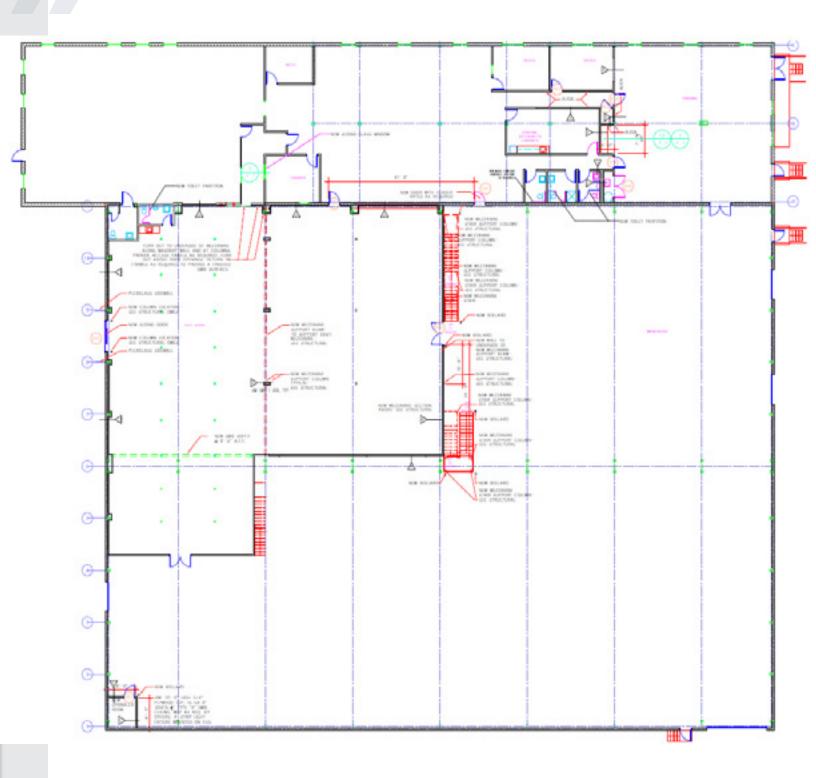




EXCLUSIVE LISTING AGENT THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

43 Sword Street Auburn, MA

FLOOR PLAN





EXCLUSIVE LISTING AGENT THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

43 Sword Street Auburn, MA

LOCATION





EXCLUSIVE LISTING AGENT THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

CONTACT:

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- 2 Miles to Worcester, MA
- 26 Miles to Leominster, MA
- 46 Miles to Boston, MA
- 46 Miles to Providence, RI
- 59 Miles to Hartford, CT

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.