FOR LEASE

# 95 AUBUCHON DRIVE WESTMINSTER, MA



412,360 SF WORLD-CLASS DISTRIBUTION BUILDING ON 33 ACRES

**>>** 

As the exclusive agent, The Stubblebine Company is pleased to offer 95 Aubuchon Drive, Westminster, MA:

- Large 32.8 Acre Lot (up to 53 Acres Available)
- Expandable up to 600,000 SF
- Outstanding highway visibility from Route 2
- Easy access to Route 2, I-495 and I-90
- 39 tailboard and 3 drive-in doors
- 26' ceiling height
- ESR Sprinklers
- All Utilities
- Subdividable



PROPERTY VIDEO AVAILABLE AT: STUBBLEBINECOMPANY.COM LOOPNET.COM



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

### 95 Aubuchon Drive Westminster, MA



#### PROPERTY SPECIFICATIONS

BUILDING SIZE:	412,360 SF				
SPACE AVAILABLE:	144,858 SF				
FOOTPRINT:	262,000 SF				
LAND AREA:	32.8 ACRES (UP TO 55 ACRES AVAILABLE)				
LOADING DOCKS:	THIRTY NINE (39) KELLY DOCK DOORS THREE (3) DRIVE-IN DOORS				
WATER & SEWER:	CITY				
PARKING:	180 CARS, 20 TRACTORS, 50 TRAILERS, POTENTIAL PARKING 650+ CARS				
ZONING:	INDUSTRIAL 1				
CEILING HEIGHT:	MAIN LEVEL: 26' MEZZANINE: 12' LOWER LEVEL: 13'				
SPRINKLER SYSTEM:	ESFR				
YEAR BUILT/EXPANSION:	1988				
HEAT:	GAS				
COLUMNS:	30' X 30'				
POWER:	1,200 - 2,000 AMPS HEAVY; 500 KW SOLAR/ELECTRICITY				
OPEX/TAXES:	\$1.05 +/- PER SF (2019)				
ZONING:	INDUSTRIAL				

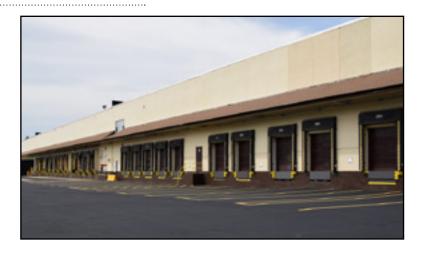


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## **BUILDING OPTIONS**

Bldg	Main SF	Mezzanine SF	Total SF	Lower SF	SF per Building
2	79,000	16,000	95,000	49,858	144,858
2nd Floor Office (optional)		-	19,202 (Building1)	11,543	30,745

#### **BUILDING PHOTOS**





PARKING 180 CARS 20 TRACTORS 50 TRAILERS

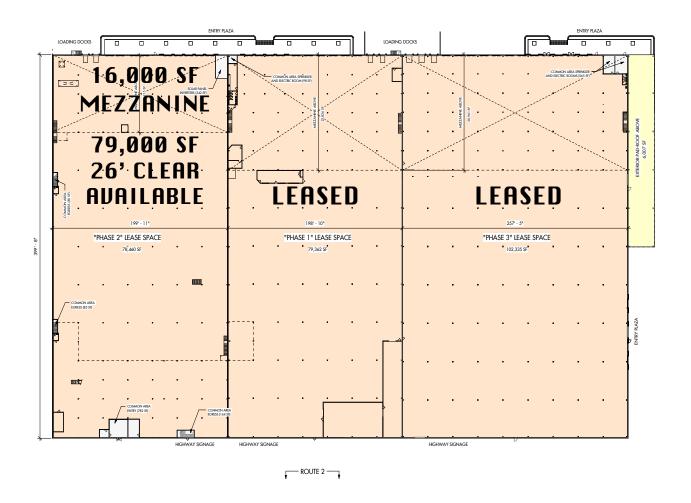
POTENTIAL PARKING 650+ CARS





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#### **FLOOR PLAN**



#### CORPORATE NEIGHBORS









#### LOCAL AMENITIES

























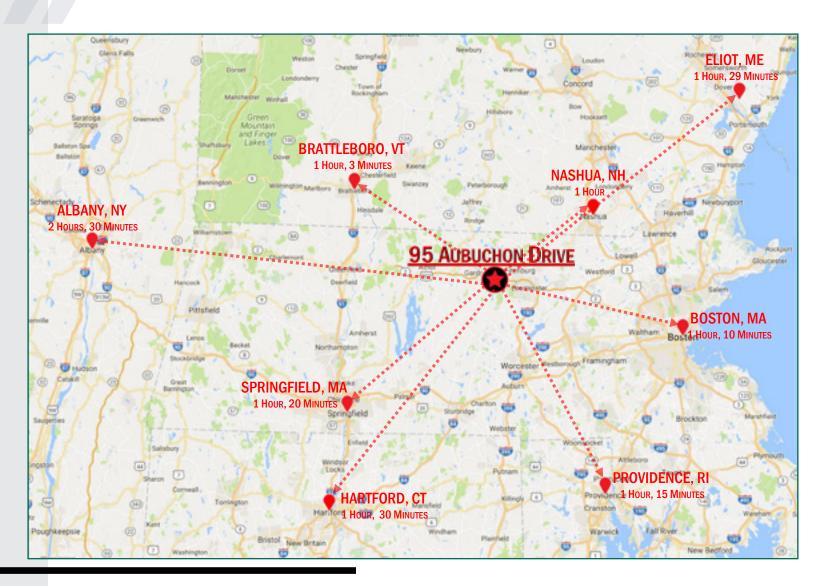






THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

#### LOCATION





#### **EXCLUSIVE LISTING AGENT**

THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

#### **CONTACT:**

DAVID STUBBLEBINE 617-592-3391

JAMES STUBBLEBINE 617-592-3388

- 1.5 minutes to Route 2
- 27 minutes to Route 495
- 45 minutes to Route 90
- 20.2 miles to Devens
- 24 miles to Worcester
- 50 miles to Boston

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.