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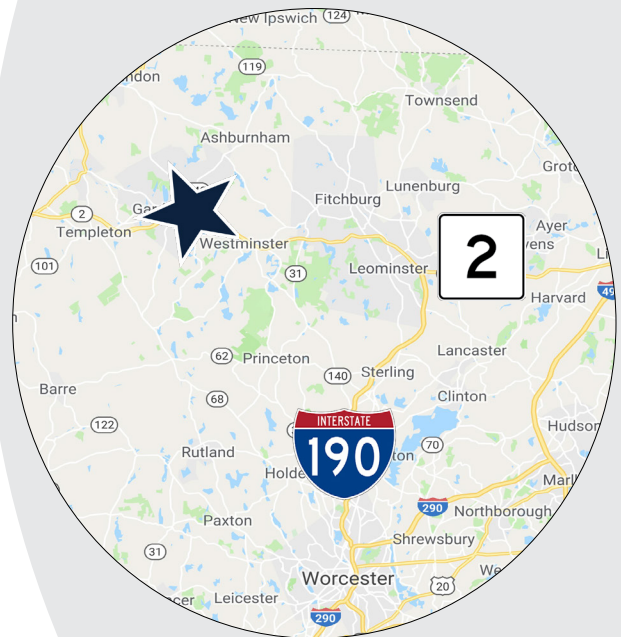
95 AUBUCHON DRIVE WESTMINSTER, MA



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



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE:	412,360 SF
SPACE AVAILABLE:	412,360 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
1	80,000	24,000	104,000	-	104,000
2	79,000	16,000	95,000	49,858	144,858
3	102,400	30,720	133,120	-	133,120
Total	261,400	70,720	332,120	49,858	381,978
2nd Floor Office (optional)		-	19,202 (Building1)	11,543	30,745



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BUILDING PHOTOS



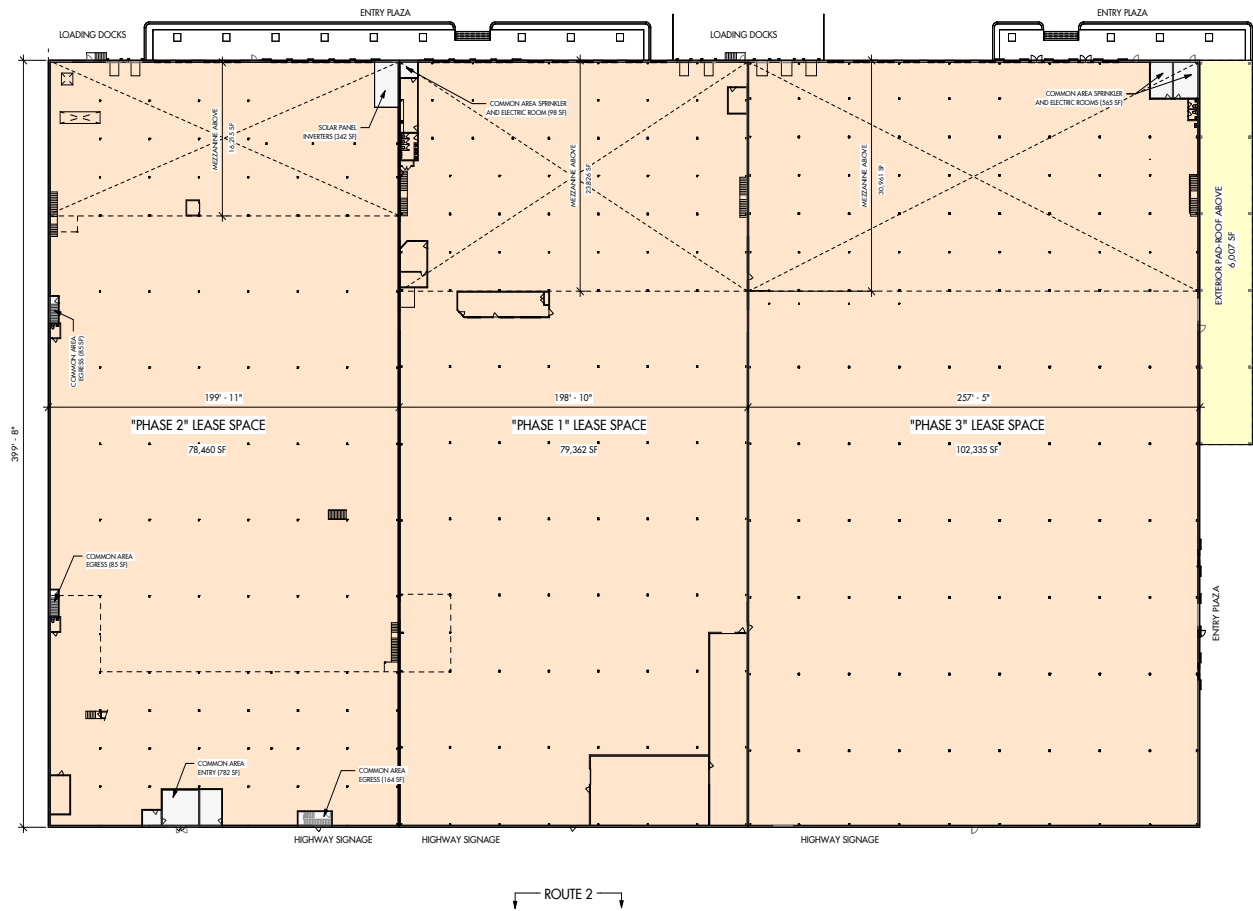
PARKING
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FLOOR PLAN



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CORPORATE NEIGHBORS

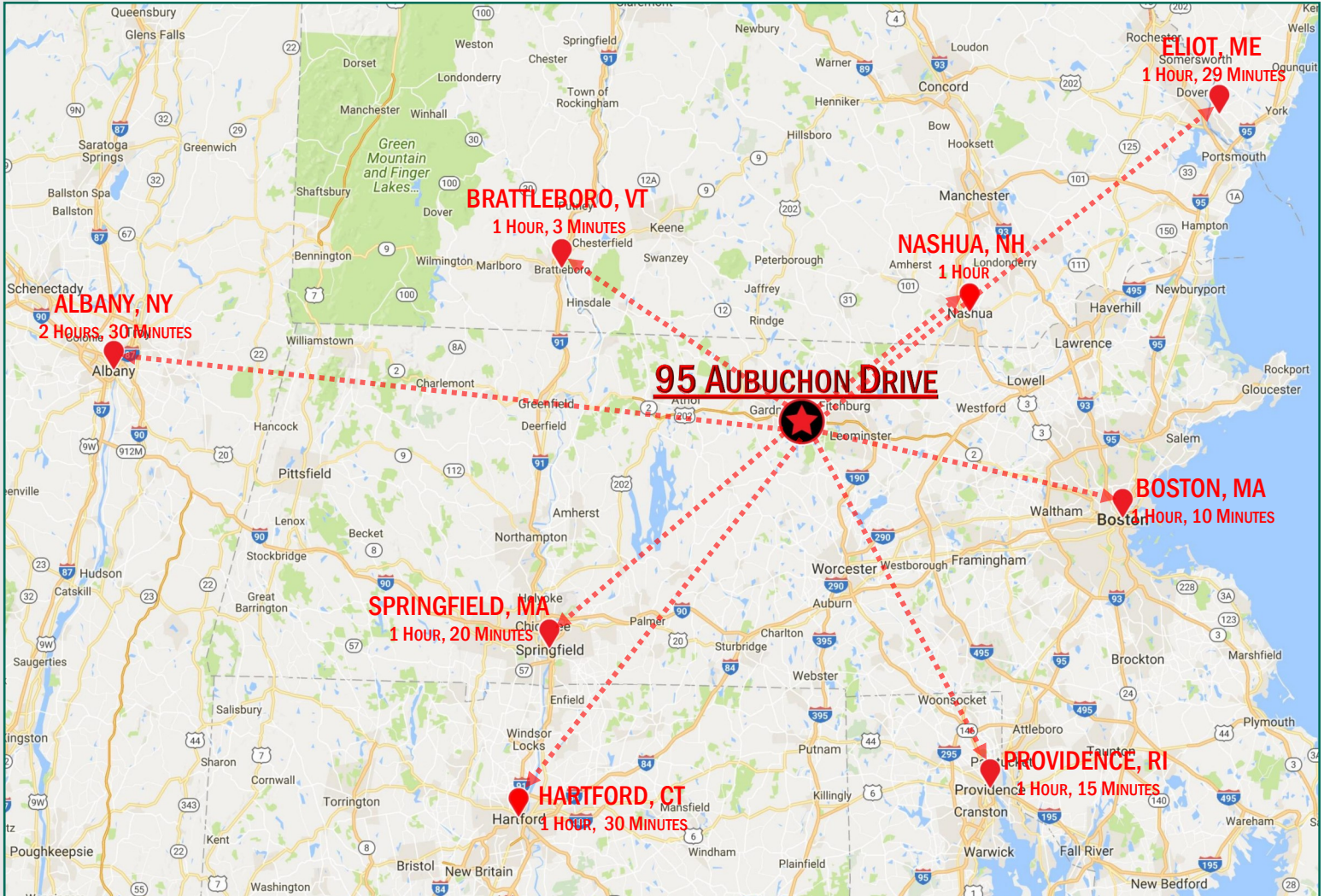


LOCAL AMENITIES



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LOCATION



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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