

95 AUBUCHON DRIVE

WESTMINSTER, MA



412,360 SF

WORLD-CLASS DISTRIBUTION
BUILDING ON 33 ACRES



EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	412,360 SF
AVAILABLE SF:	128,460 SF
FOOTPRINT:	262,000 SF
LAND AREA:	32.8 ACRES
LOADING:	11 DOCKS 8 DRIVE-IN
YEAR BUILT:	1988
PARKING:	180 CARS
ZONING:	INDUSTRIAL 1
CEILING HEIGHT:	MAIN LEVEL: 26'
	MEZZANINE: 12'
	LOWER LEVEL: 13'
COLUMNS:	30' X 30'
OPEX/TAXES:	\$1.05 +/- per SF (2019)

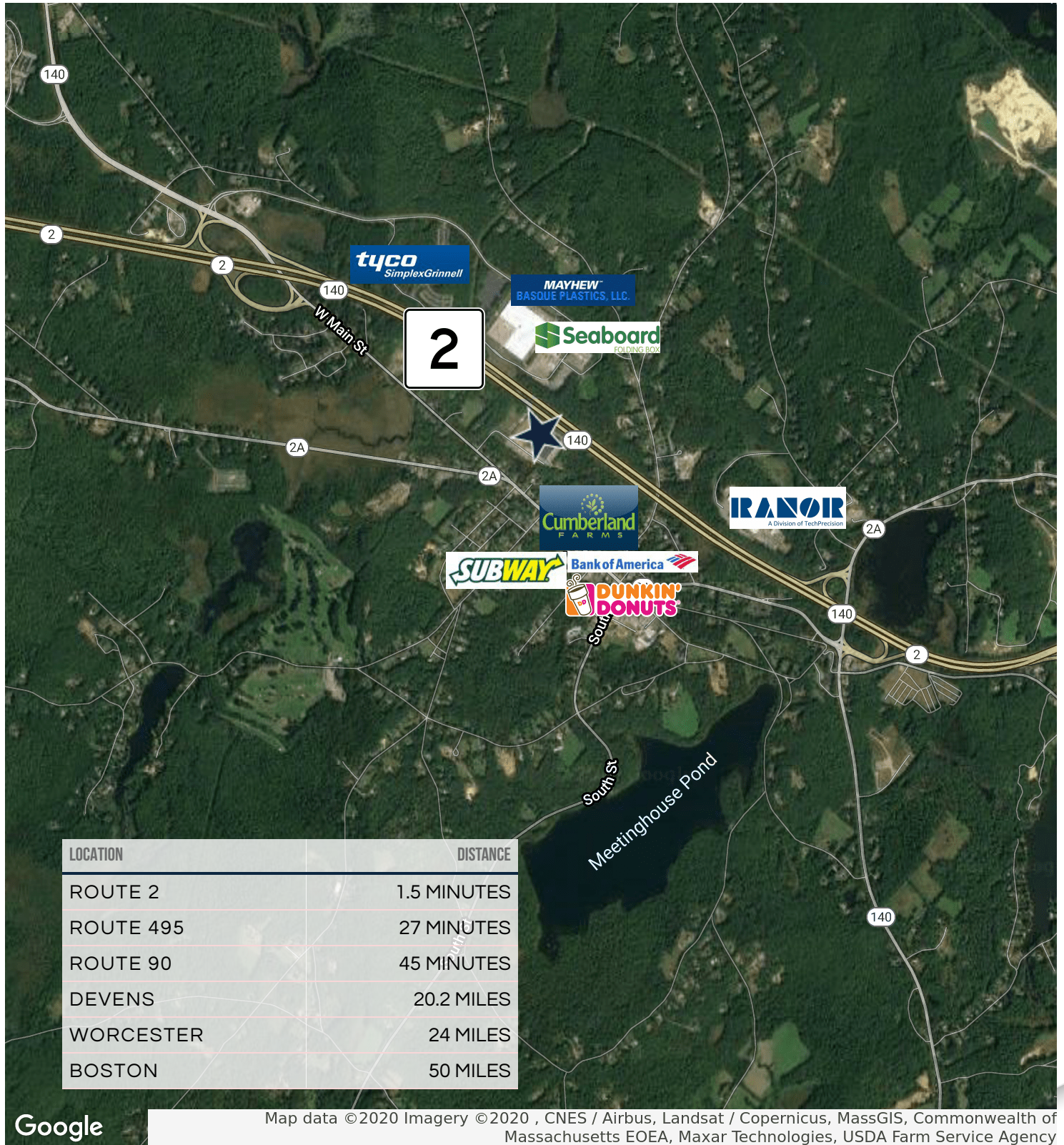
PROPERTY OVERVIEW

412,360 SF World-Class Distribution Building on 33 Acres: 128,460 SF available space

PROPERTY HIGHLIGHTS

- 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 door
- ESFR sprinklers
- New LED lighting
- All utilities
- Subdividable

LOCATION AND AMENITIES



Google

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