

**FOR
LEASE**

**53 AYER ROAD
LITTLETON, MA**



38' CLEAR SF WAREHOUSE SPACE

COMPLETELY REFURBISHED SPACE
ON 62 ACRES

As the exclusive agent, The Stubblebine Company is pleased to offer
53 Ayer Road, Littleton, MA:



Salient details include:

- 91,500 SF
- 4 (Four) Drive-in Doors
- Situated on a 63 Acre Lot
- New LED Lights
- No Columns



**PROPERTY VIDEO AVAILABLE AT:
STUBBLEBINECOMPANY.COM
LOOPNET.COM**



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE:	385,000 SF
AVAILABLE SPACE:	91,500 SF
LAND AREA:	62.74 ACRES
ZONING:	INDUSTRIAL
HEIGHT:	38'
RENOVATIONS:	1994-1998
ROOF:	RUBBER MEMBRANE
PARKING:	AMPLE
SPRINKLER:	WET SPRINKLER SYSTEM
POWER:	MUNICIPAL (TOWN WILL SUPPLY IN ACCORDANCE WITH TENANT'S NEEDS)
LIGHTING:	NEW LED LIGHTING
CRANES:	INFRASTRUCTURE IN PLACE



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

BUILDING PHOTOS



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

MARKET OVERVIEW



LITTLETON OVERVIEW

Littleton, a suburb of Boston, was founded in 1686 and has a rich history as a farming community. It was known for its apple orchards, food and dairy farms. Many of those same farms are still in operation today. Littleton maintains its small town New England charm with well-preserved architecture and open space. Littleton has over 2000 acres of conservation land for hiking and exploration. Our parks, playgrounds, and lakes provide passive and active recreation for all ages.

Because of Littleton's geographic location and business friendly environment, many businesses have chosen to relocate to Littleton. They offer numerous transportation options if you need to get to Boston. Population grows in Littleton with offering residents one of the top school systems in Massachusetts with numerous amenities and resources in town and nearby.



LITTLETON ECONOMY

- Littleton has an unemployment rate of 2.8%. The US average is 3.9%.
- Littleton has seen the job market increase by 4.1% over the last year. Future job growth over the next ten years is predicted to be 41.3%, which is higher than the US average of 33.5%.



LITTLETON DEMOGRAPHICS



POPULATION: 10,115



MEDIAN INCOME: \$111,791



MEDIAN AGE: 43



MEDIAN HOME VALUE: \$479,258

CORPORATE NEIGHBORS



CURTIS-STRAUS



LOCAL AREA AMENITIES



GREAT ROAD KITCHEN
oyster bar & grill



Shop. Dine. Connect.

LOCATION



EXCLUSIVE LISTING AGENT
 THE STUBBLEBINE COMPANY
 CORFAC INTERNATIONAL

CONTACT:

DAVID STUBBLEBINE 617-592-3391

JAMES STUBBLEBINE 617-592-3388

CHRIS MICHNIEWICZ 774-994-1698