

53 AYER ROAD

LITTLETON, MA



91,500 SF

38' CLEAR WAREHOUSE SPACE
FOR LEASE

CONTACT:

CHRIS MICHNIEWICZ
JAMES STUBBLEBINE
DAVID STUBBLEBINE

774.994.1698
617.592.3388
617.592.3391

CHRIS@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
DAVID@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

38' CLEAR | 91,500 SF WAREHOUSE SPACE
COMPLETELY REFURBISHED ON 62 ACRES

PROPERTY HIGHLIGHTS

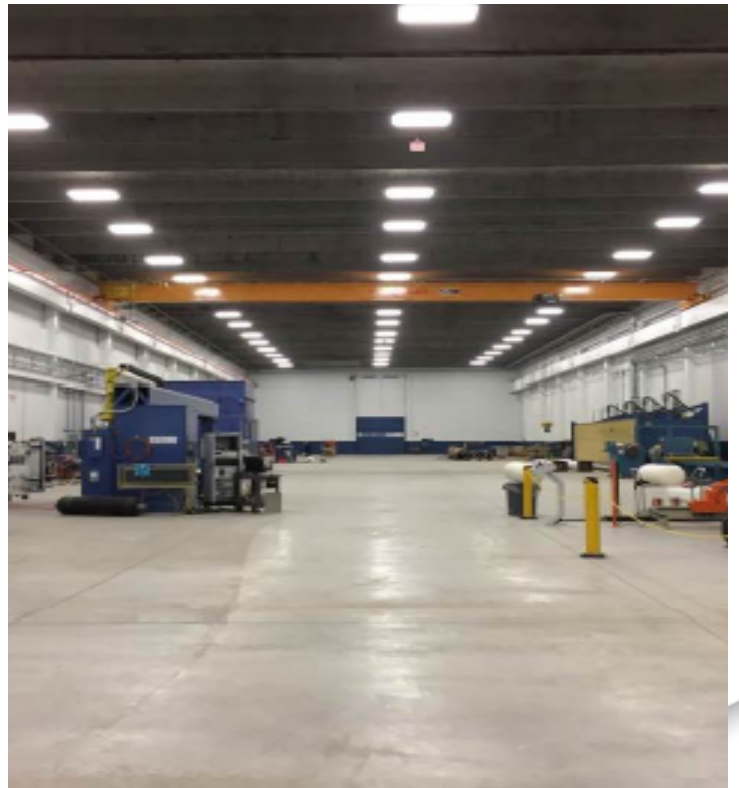
- 91,500 SF WITH FOUR (4) DRIVE-IN DOORS
- SITUATED ON A 63 ACRE LOT
- NEW LED LIGHTS
- NO COLUMNS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	555	13,296	60,513
TOTAL POPULATION	1,519	36,836	169,654
AVERAGE HH INCOME	\$125,480	\$119,573	\$120,839

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 SYSTEM
POWER	MUNICIPAL (TOWN WILL SUPPLY IN ACCORDANCE WITH TENANT'S NEEDS)
LIGHTING	NEW LED
CRANES	INFRASTRUCTURE IN PLACE

ADDITIONAL PHOTOS



LOCATION MAPS

