

53 AYER ROAD

LITTLETON, MA



**LOCATED 2.5 MILES
FROM I-495**



76,000

WAREHOUSE SPACE FOR
LEASE



- 38' CLEAR
- NO COLUMNS
- TAILBOARD & DRIVE-IN LOADING
- SITUATED ON 63 ACRES

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

38' CLEAR | 76,000 SF WAREHOUSE SPACE WHICH CAN BE SUBDIVIDED TO 30,000 AND 46,000 SF

PROPERTY HIGHLIGHTS

- 76,000 SF WITH ONE (1) DRIVE-IN DOOR AND THE ABILITY TO INSTALL UP TO EIGHT (8) TAILBOARD LOADING DOCKS
- SITUATED ON A 63 ACRE LOT
- NEW LED LIGHTS
- NO COLUMNS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	17,377	46,318	199,939
AVERAGE HH INCOME	\$153,466	\$157,337	\$156,920

PROPERTY SPECIFICATIONS

BUILDING SIZE	385,000 SF
AVAILABLE SPACE	76,000 SF
LAND AREA	62.74 ACRES
ZONING	INDUSTRIAL
HEIGHT	38'
RENOVATIONS	2021
ROOF	RUBBER MEMBRANE
PARKING	AMPLE
SPRINKLER	WET SYSTEM
POWER	MUNICIPAL (TOWN WILL SUPPLY IN ACCORDANCE WITH TENANT'S NEEDS); 800 AMP
LIGHTING	NEW LED
CRANES	TWO (2) NEW 10T CRANES

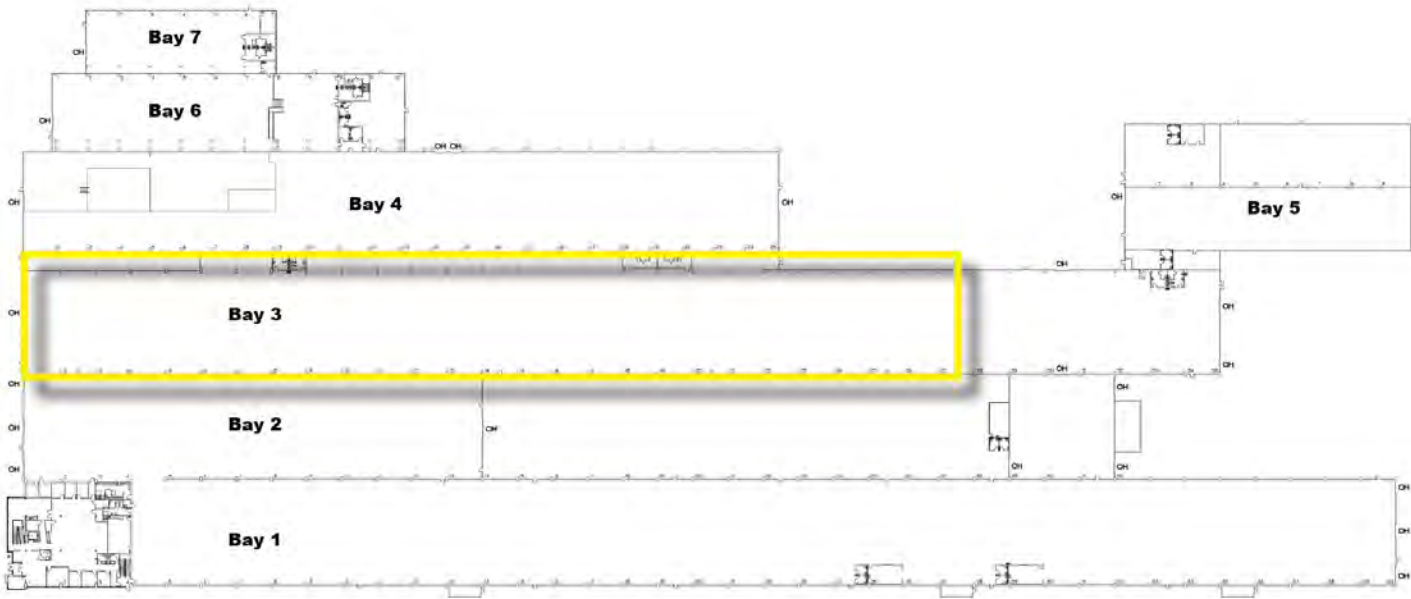
BAY 3 RENDERING



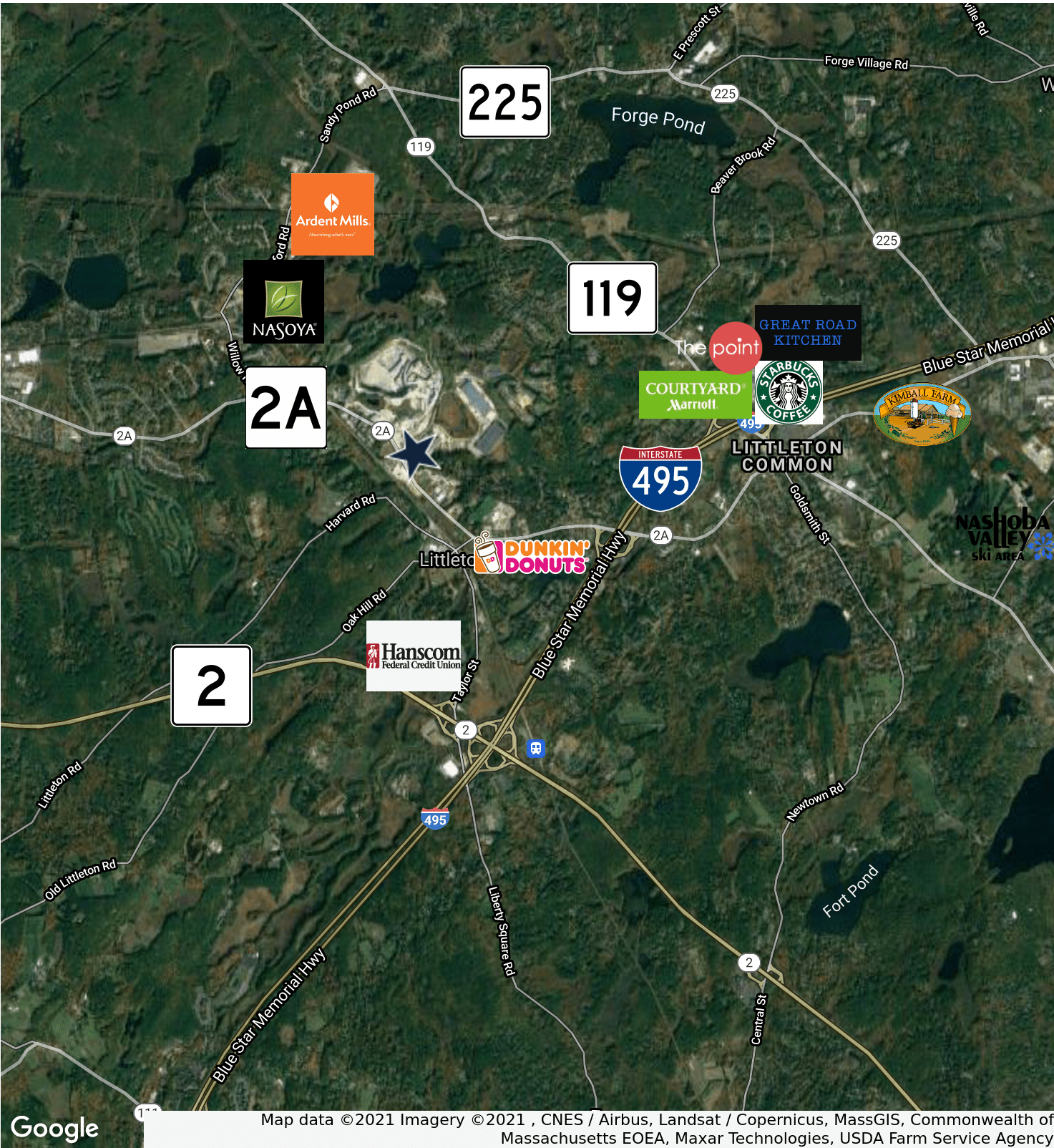
INTERIOR PHOTO



FLOOR PLANS

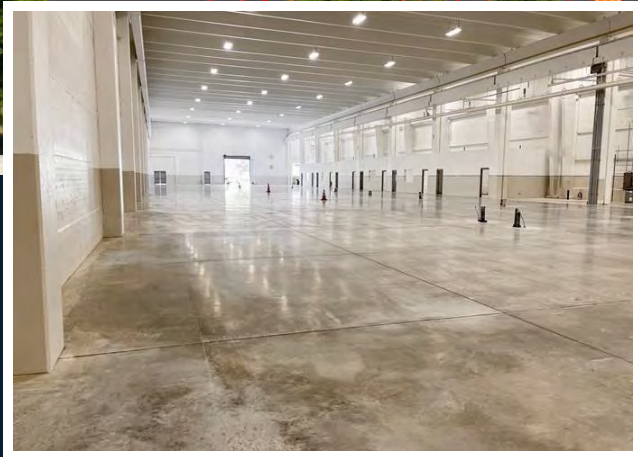


LOCATION MAPS



53 AYER ROAD

LITTLETON, MA



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

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