

53 AYER ROAD

LITTLETON, MA



30,000- 45,000 SF

WAREHOUSE SPACE FOR
LEASE

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

20'-38' CLEAR | 30,000-45,000 SF WAREHOUSE SPACE
COMPLETELY REFURBISHED ON 62 ACRES

PROPERTY HIGHLIGHTS

- 45,000 SF WITH EIGHT (8) LOADING DOCKS AND TWO (2) 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

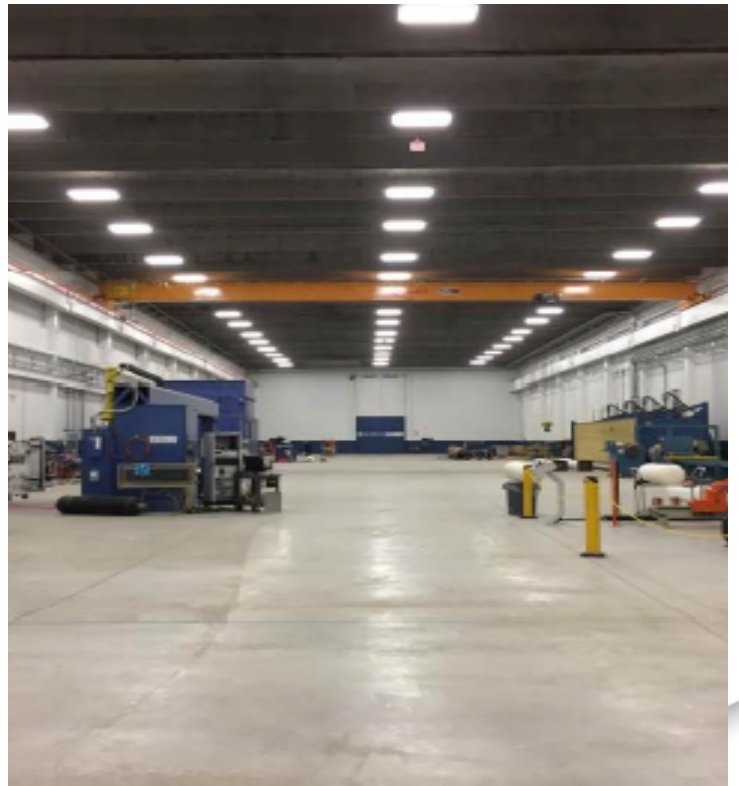
PROPERTY SPECIFICATIONS

BUILDING SIZE	385,000 SF
AVAILABLE SPACE	30,000 - 45,000 SF
LAND AREA	62.74 ACRES
ZONING	INDUSTRIAL
HEIGHT	20'-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

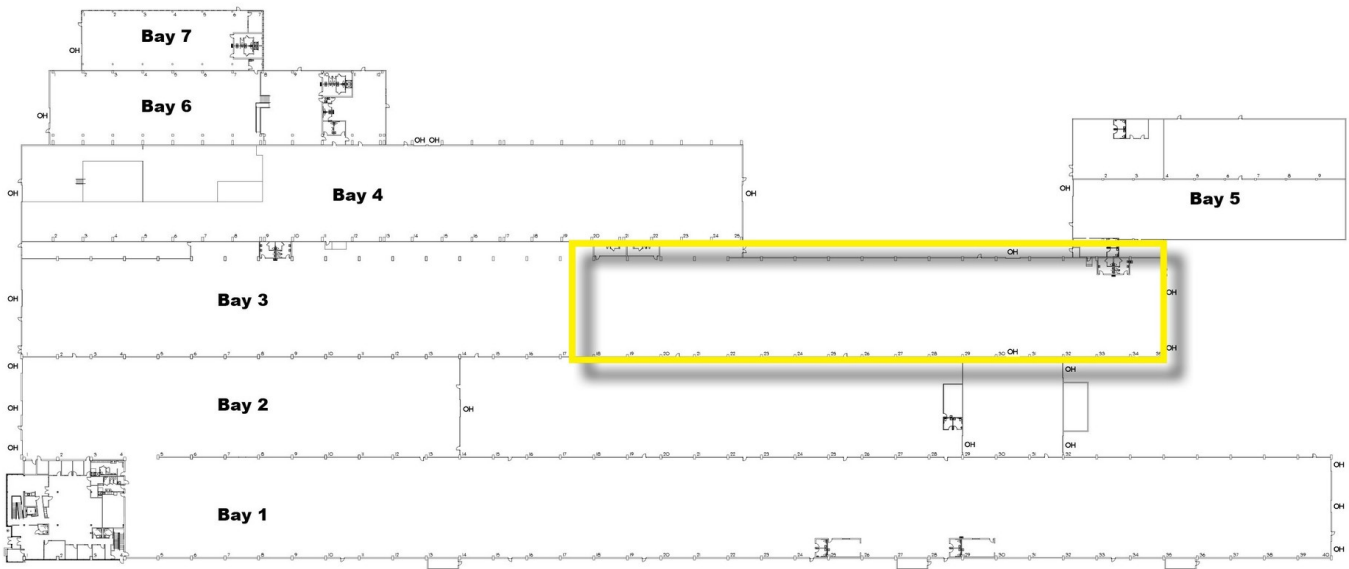
BAY 3 RENDERING



PHOTOS BAY 3



FLOOR PLANS



1 BUILDING PLAN
SCALE: 1/4" = 1'-0"

LOCATION MAPS

