

# 95 AUBUCHON DRIVE

WESTMINSTER, MA



# 119,000 SF

WORLD-CLASS DISTRIBUTION  
SPACE FOR LEASE

- Large 32.8 acre lot (up to 53 acres available)
- Walmart Building Readiness Score: 98/100
- Outstanding highway visibility from Route 2
- Easy access to Route 2, I-495 and I-90
- 3,000 amp service



EXCLUSIVE OFFERING

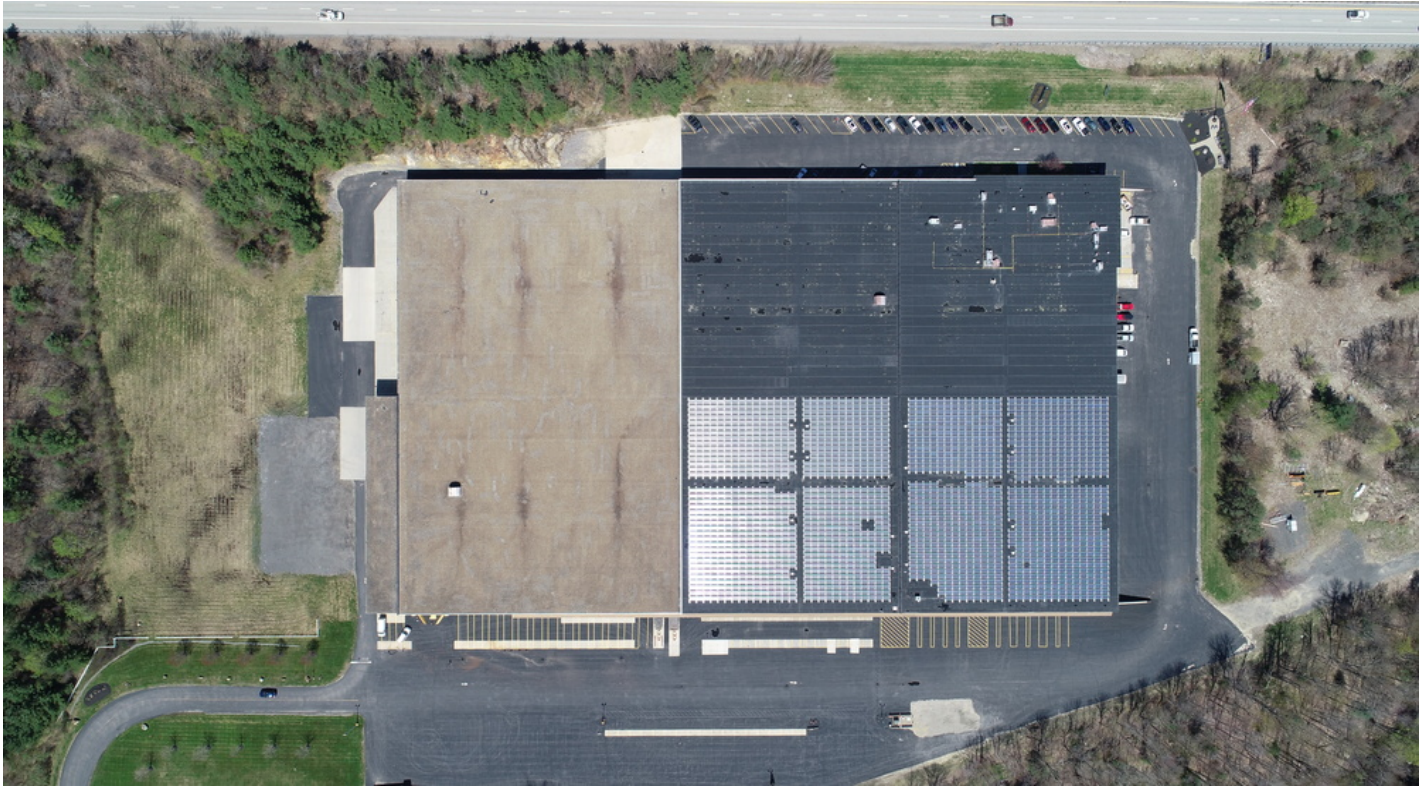


THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

BUILDING SIZE:	412,360 SF
AVAILABLE SF:	46,000-119,000
FOOTPRINT:	262,000 SF
LAND AREA:	32.8 ACRES
LOADING:	6 DOCKS
YEAR BUILT:	1988
PARKING:	180 CARS
ZONING:	INDUSTRIAL 1
CLEAR HEIGHT:	MAIN: 26' MEZZANINE: 12' LOWER: 13'
COLUMNS:	30' X 30'
POWER:	3,000 AMP (NEW)
OPEX/TAXES:	\$1.05/ SF 2019
RENTAL RATE:	\$4.95/SF

### PROPERTY OVERVIEW

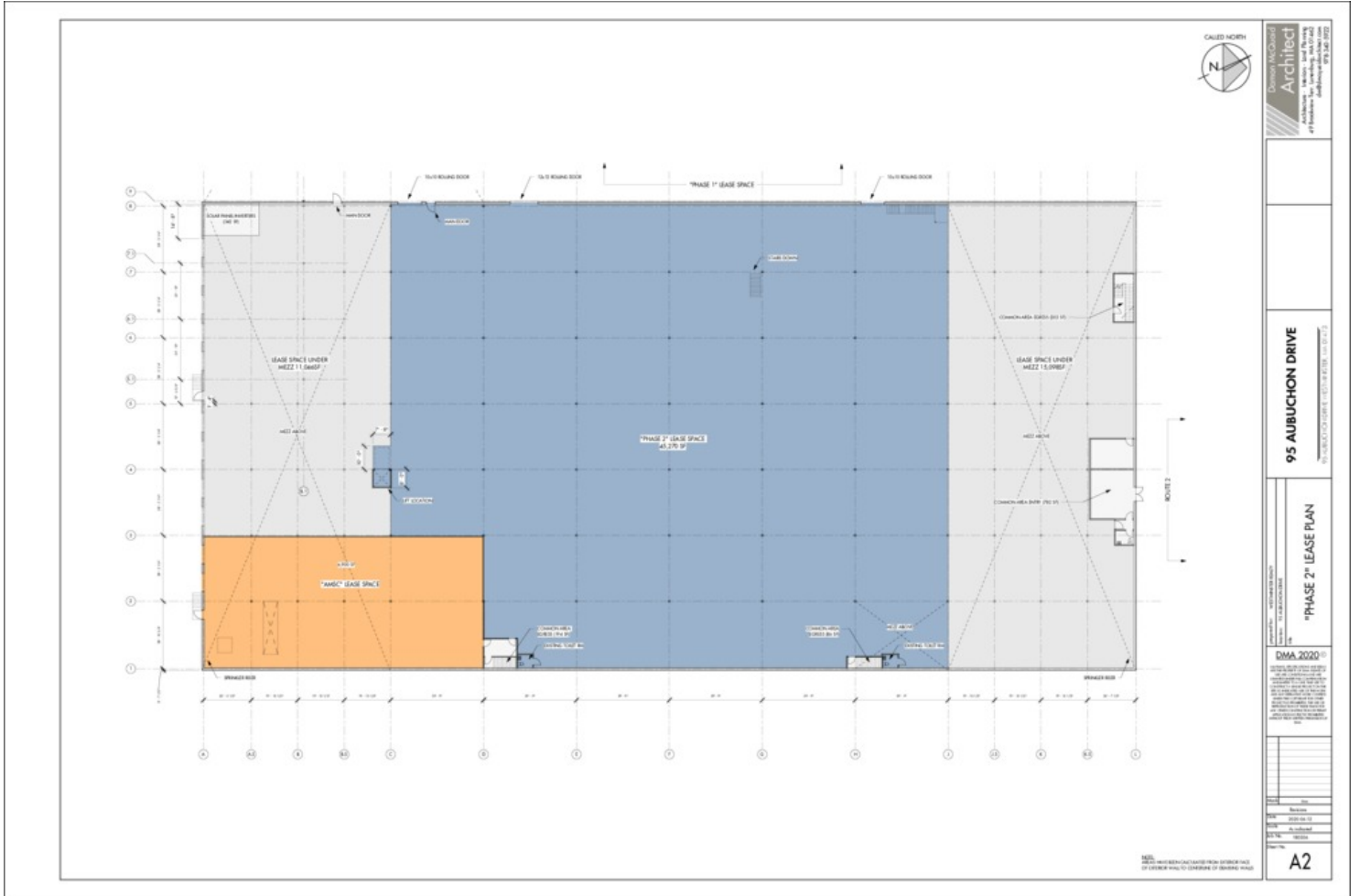
412,360 SF World-Class Distribution Building on 33 Acres: 119,000 SF available space of which 45,000 SF is high-bay space.

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

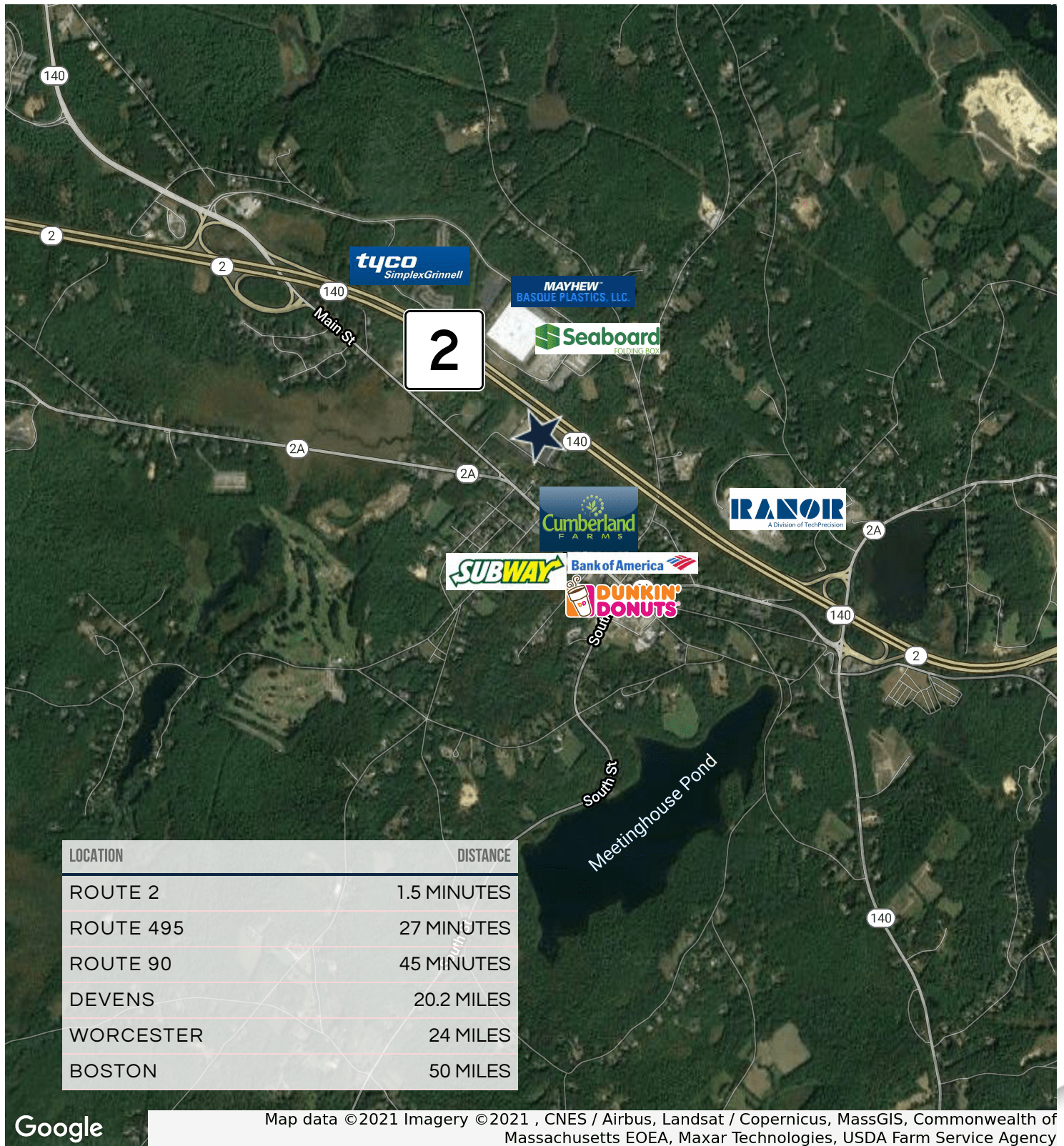
# FLOOR PLANS

VIDEO TOUR





## LOCATION AND AMENITIES





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WESTMINSTER, MA



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