

12 INDUSTRIAL DRIVE

STERLING, MA



12,000 SF

22' CLEAR CLASS A
DISTRIBUTION SPACE FOR
LEASE

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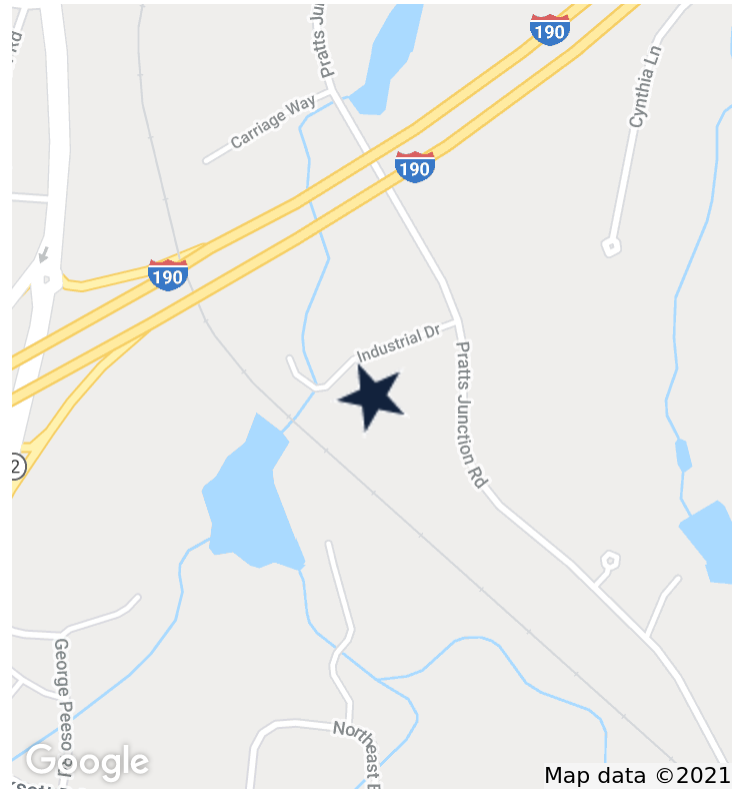
EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

EXECUTIVE SUMMARY



PROPERTY SPECIFICATIONS

LEASE RATE:	MARKET
BUILDING SIZE:	45,150 SF
AVAILABLE SF:	12,000 SF
LOT SIZE:	4.41 ACRES
YEAR BUILT:	1988
ZONING:	LIGHT INDUSTRIAL
CEILING HEIGHT:	22' CLEAR
POWER:	440 AMP/440 VOLT
HEAT:	PROPANE
WATER/SEWER:	TOWN/SEPTIC
SPRINKLER:	WET SYSTEM
LOADING:	2 TAILBOARD
EXPANSION:	POSSIBLE EXPANSION

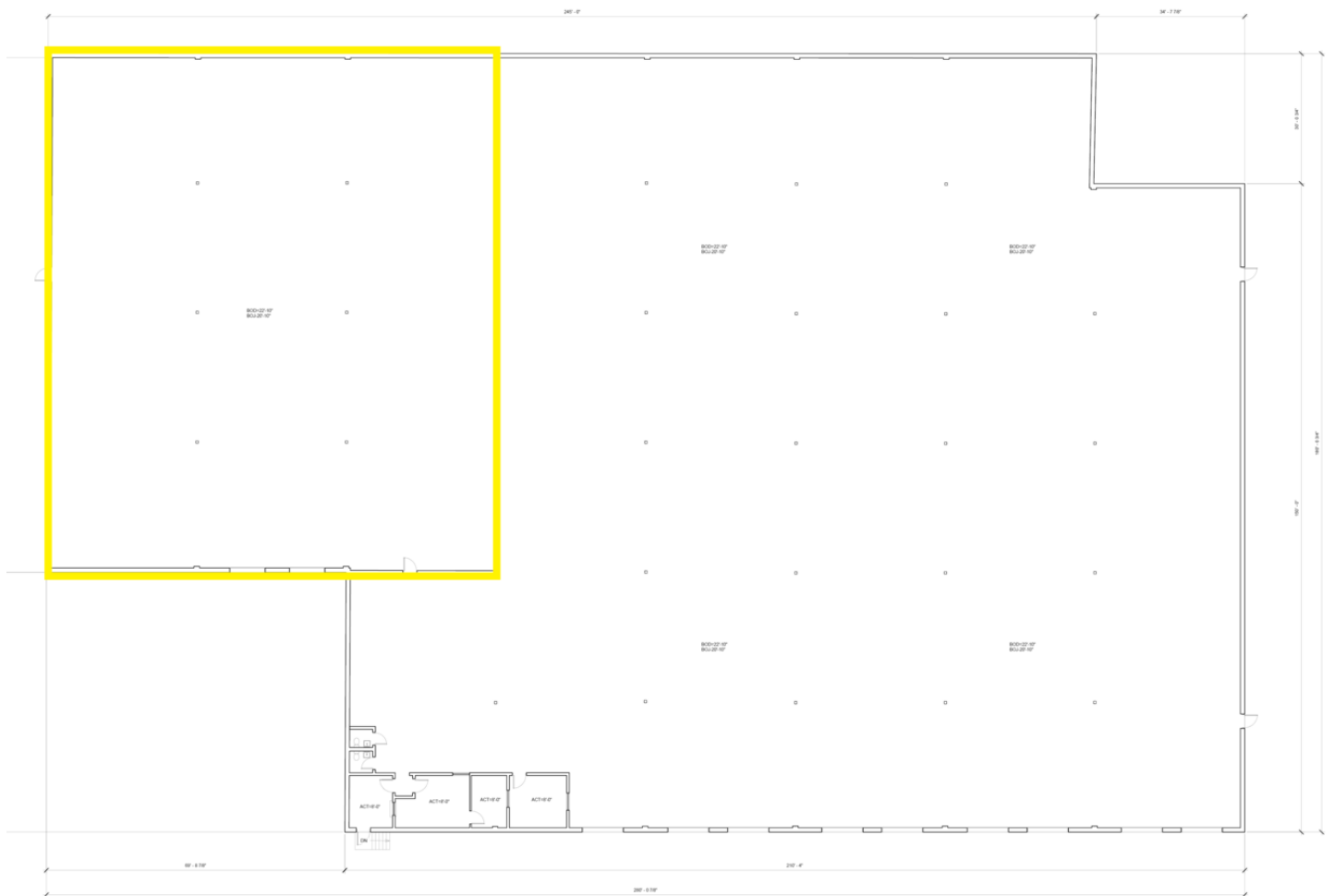
PROPERTY OVERVIEW

22' CLEAR 12,000 SF SPACE: CLASS A DISTRIBUTION BUILDING

PROPERTY HIGHLIGHTS

- FORMERLY OCCUPIED BY WEETABIX
- 22' CLEAR HEIGHT
- 2 TAILBOARD DOCKS
- CLOSE PROXIMITY TO I-190, ROUTE 2 & ROUTE 12
- 4.5 ACRES
- \$1.44/SF TAXES/OPEX

FLOOR PLAN



LOCATION MAPS

