

ONE DISTRIBUTION CENTER DRIVE

LITTLETON, MA



60,000 SF

30' CLEAR, NEW
CONSTRUCTION FOR LEASE
QTR 4 2023 DELIVERY

CONTACT:

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

60,000 SF 30' Clear, New Construction For Lease Qtr. 4 2023 Delivery

PROPERTY HIGHLIGHTS

- 60,000 SF
- 30' Clear
- ESFR Sprinklers
- Significant outside truck storage capacity
- Q4 2023 delivery

OFFERING SUMMARY

PROPOSED BUILDING SIZE:	60,000 SF
LOT SIZE:	4 Acres
ZONING:	IA
WATER/SEWER:	City/ Septic
ELECTRIC:	Available
GAS:	Available

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	13,773	62,566
TOTAL POPULATION	38,322	174,866
AVERAGE HH INCOME	\$121,557	\$121,874

PROPOSED BUILDING



Project:
PROPOSED INDUSTRIAL FACILITY
 53 AYER ROAD,
 LITTLETON, MA, 01460

Weston & Sampson
 Weston & Sampson Engineers, Inc.
 60 Walker Brook Drive, Suite 100
 Haverhill, MA 01830
 978-532-1900 800-SAMPSON
 www.westonandsampson.com

Client:
 FIVE K LLC
 53 AYER ROAD
 LITTLETON, MA, 01460

Revisions	No.	Date	Description

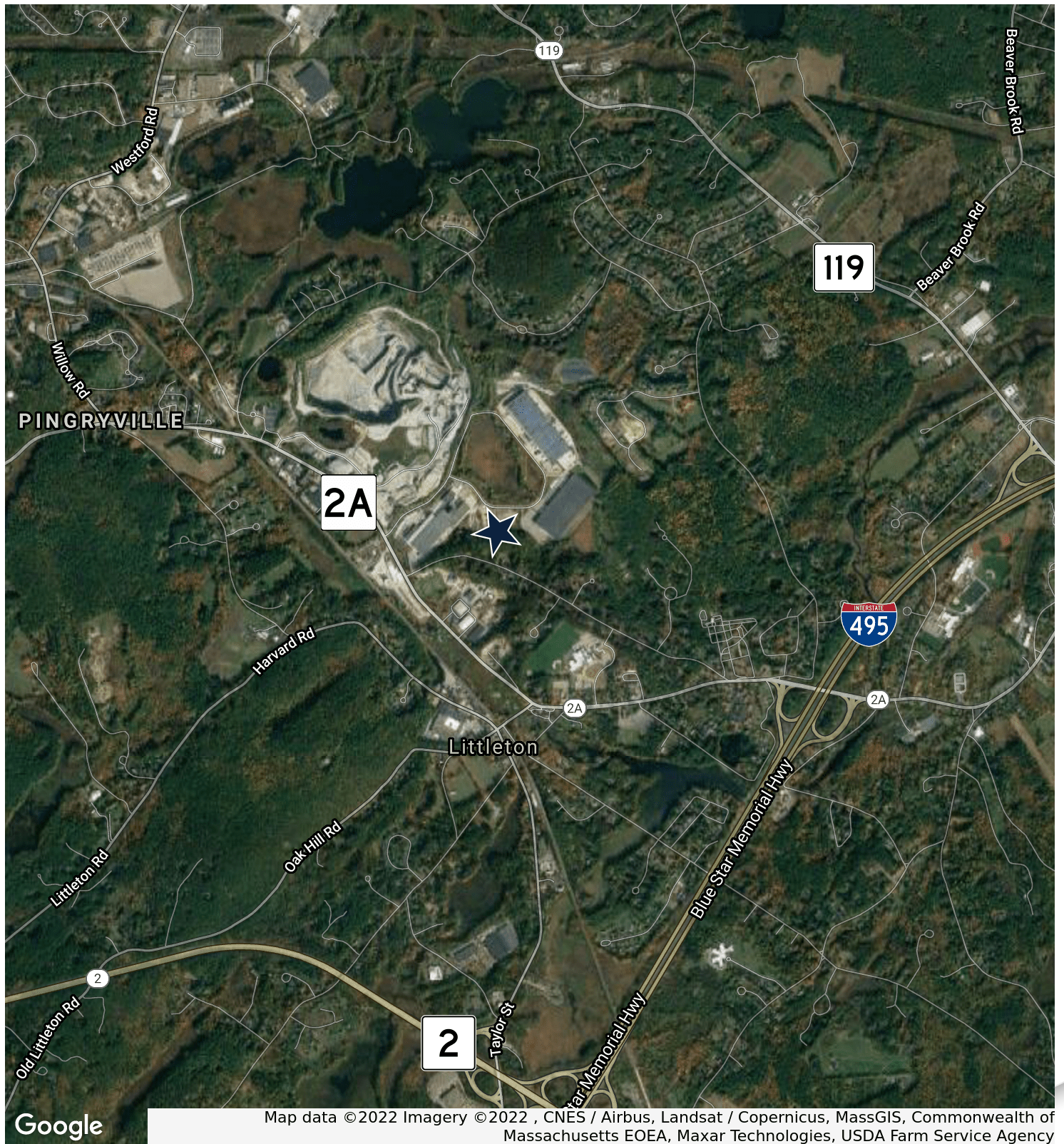
Scale:
DRAFT

Issued For:
REVIEW
 (NOT FOR CONSTRUCTION)

Scale: AS SHOWN
 Date: MARCH 16, 2022
 Drawn By: REB
 Reviewed By: JPM
 Approved By: JMK
 W&S Project No: EN22-0079
 W&S File No: .

Drawing Title:
CONCEPTUAL SITE PLAN
 Sheet Number:
C100

LOCATION MAP



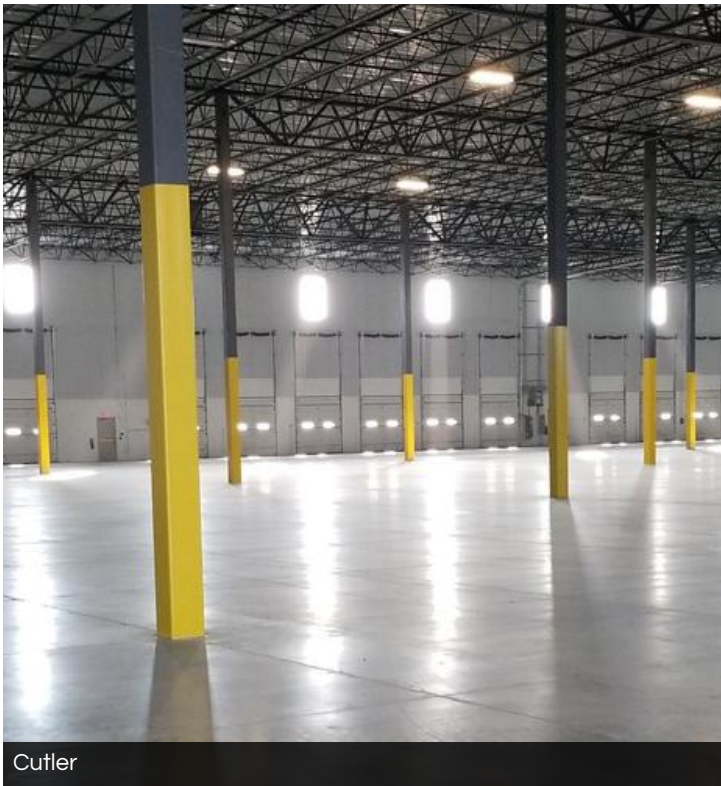
ADDITIONAL MAP VIEW



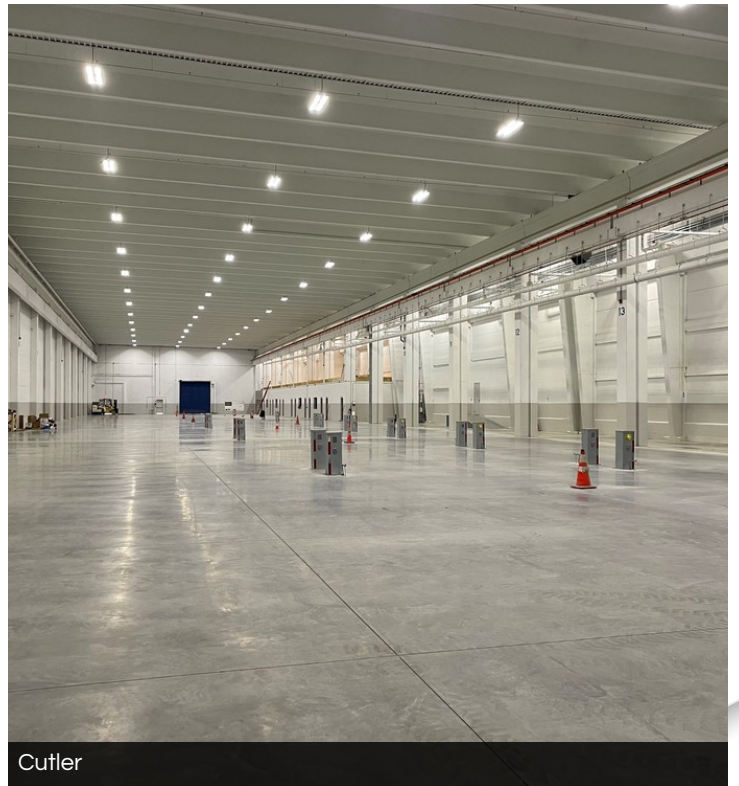
ADDITIONAL SPACES AVAILABLE



Cutler IDS



Cutler



Cutler

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