

95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | **71,444 SF FLEX/INDUSTRIAL SPACE ON 33 AC**

- Prominent signage available on Route 2
- 3,000 amp service
- High bay space with multiple loading docks

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

71,444 SF Flex/Distribution Space on 33 Acres for Lease

PROPERTY HIGHLIGHTS

- Large 32.8 acre lot
- Outstanding visibility and accessibility to Route 2
- Prominent Rt 2 Signage opportunity
- ESFR Sprinkler
- All utilities
- 3,000 amps of power

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	13,813	55,599	93,198
Total Population	34,559	140,946	241,923
Average HH Income	$103,523	$107,280	$122,032

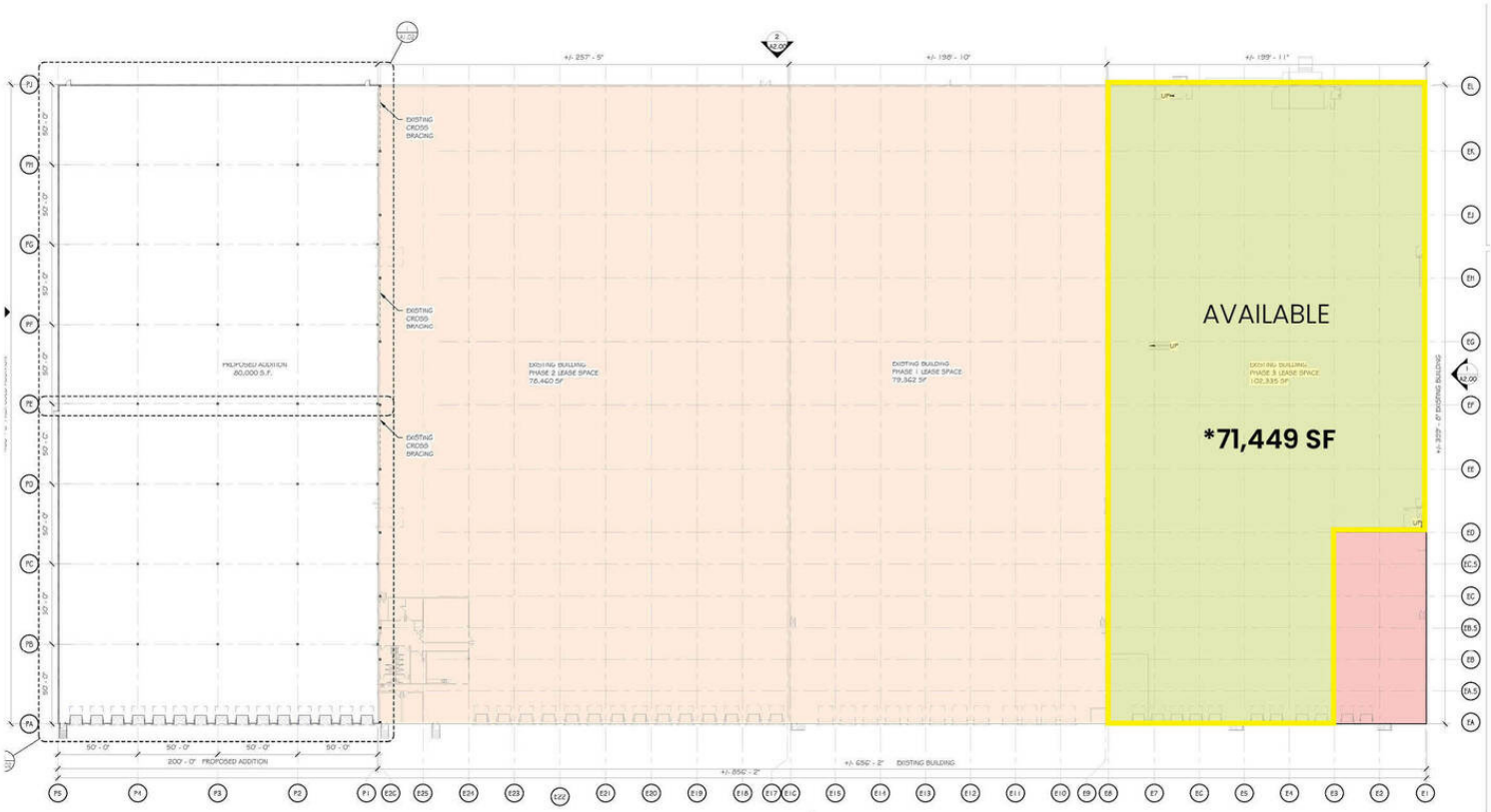
PROPERTY SPECS

Building Size:	412,360 SF
Available Space:	71,444 SF
Space Type:	70,632 SF Warehouse 817 SF Office
Clear Height:	26' Clear
Land Area:	32.8 AC
Loading:	71,449 SF: 5 Tailboard
Zoning:	Industrial 1
Columns:	30' x 30'
Rental Rate:	$7.95 NNN





FLOOR PLAN


AVAILABLE
*71,449 SF
EXISTING CROSS BRACING
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EXISTING BUILDING PHASE 2 LEASE SPACE 78,460 SF
EXISTING BUILDING PHASE 1 LEASE SPACE 79,362 SF
EXISTING BUILDING PHASE 3 LEASE SPACE 102,335 SF
+/- 257' - 5"
+/- 198' - 10"
+/- 199' - 11"
+/- 855' - 2"
EXISTING BUILDING
+/- 395' - 6" EXISTING BUILDING
50' - 0"
50' - 0"
50' - 0"
50' - 0"
200' - 0" PROPOSED ADDITION


Simplex Dr
140
tyco SimplexGrinnell
MAYHEM TOOLS
Simplex Dr
Oakmont Ave
Town Farm Rd
W Main St
Seaboard FOLDING BOX
avantor
Scenic Dr
Fenno Dr
Nestlé Waters
RANDWHITNEY
Town Farm Rd
W Main St
AUBUCHON HARDWARE
140
2A
W Main St
Walmart
RANOR A Division of TechPrecision
2
Burnt Millpond
Bacon St
Elliott St
Westminster
140
Main St
South St
Leominster St
Worcester Rd
Ellis Rd
Knower Rd
Academy Hill Rd
Carter Rd
South St
Dawley Rd
Carter Rd
Frog Hollow Rd
Worcester Rd
South St
Knower Rd
Frog Hollow Rd
Meetinghouse Pond
W Princeton Rd
South St
Google
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95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | **100,749 SF FLEX/INDUSTRIAL SPACE**



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