

95 AUBUCHON DRIVE

WESTMINSTER, MA



FOR LEASE

29,300 SF 13' CLEAR
FLEX/INDUSTRIAL SPACE

- Large 32.8 acre lot
- Outstanding visibility from and accessibility to Route 2
- Prominent signage available on Route 2
- Easy access to Route 2, I-495 and I-90
- 3,000 amp service
- 4 drive-in doors

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

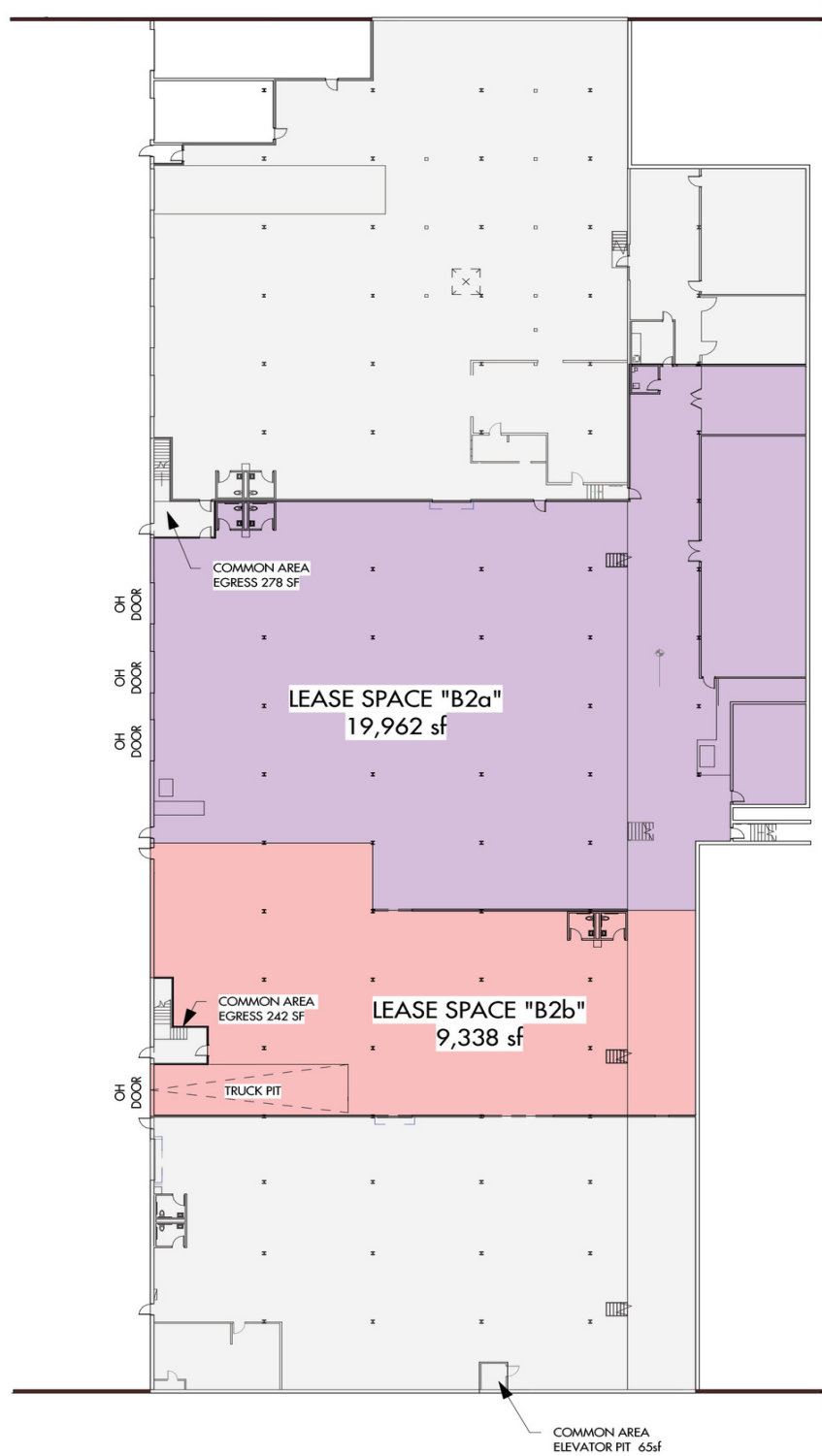
412,360 SF World-Class Distribution Building on 33 Acres:
29,300 SF of available space

PROPERTY HIGHLIGHTS

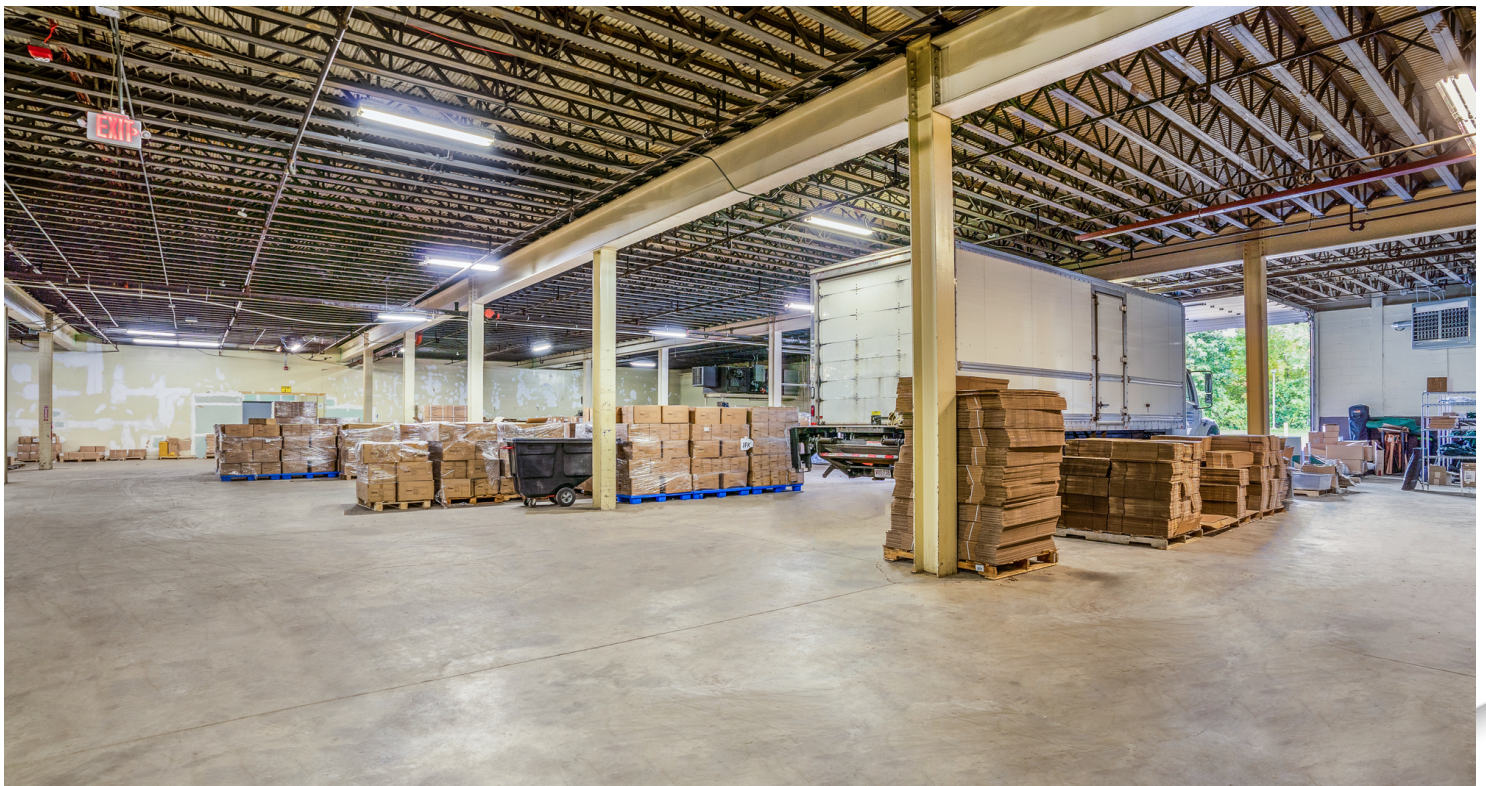
- Large 32.8 acre lot
- Outstanding visibility from and accessibility to Route 2
- Easy access to Route 2, I-495 and I-90
- ESFR sprinklers
- All utilities
- 180 car parking lot
- 3,000 amps of power

BUILDING SIZE:	412,360 SF
AVAILABLE:	29,300 SF
SUBDIVISION:	9,338 SF - 19,962 SF
CLEAR HEIGHT:	13' clear height
LAND AREA:	32.8 acres
LOADING:	4 drive-In doors
ZONING:	Industrial 1
COLUMNS:	30'X30'
RE TAXES:	\$0.40/SF 2022
RENTAL RATE:	Market

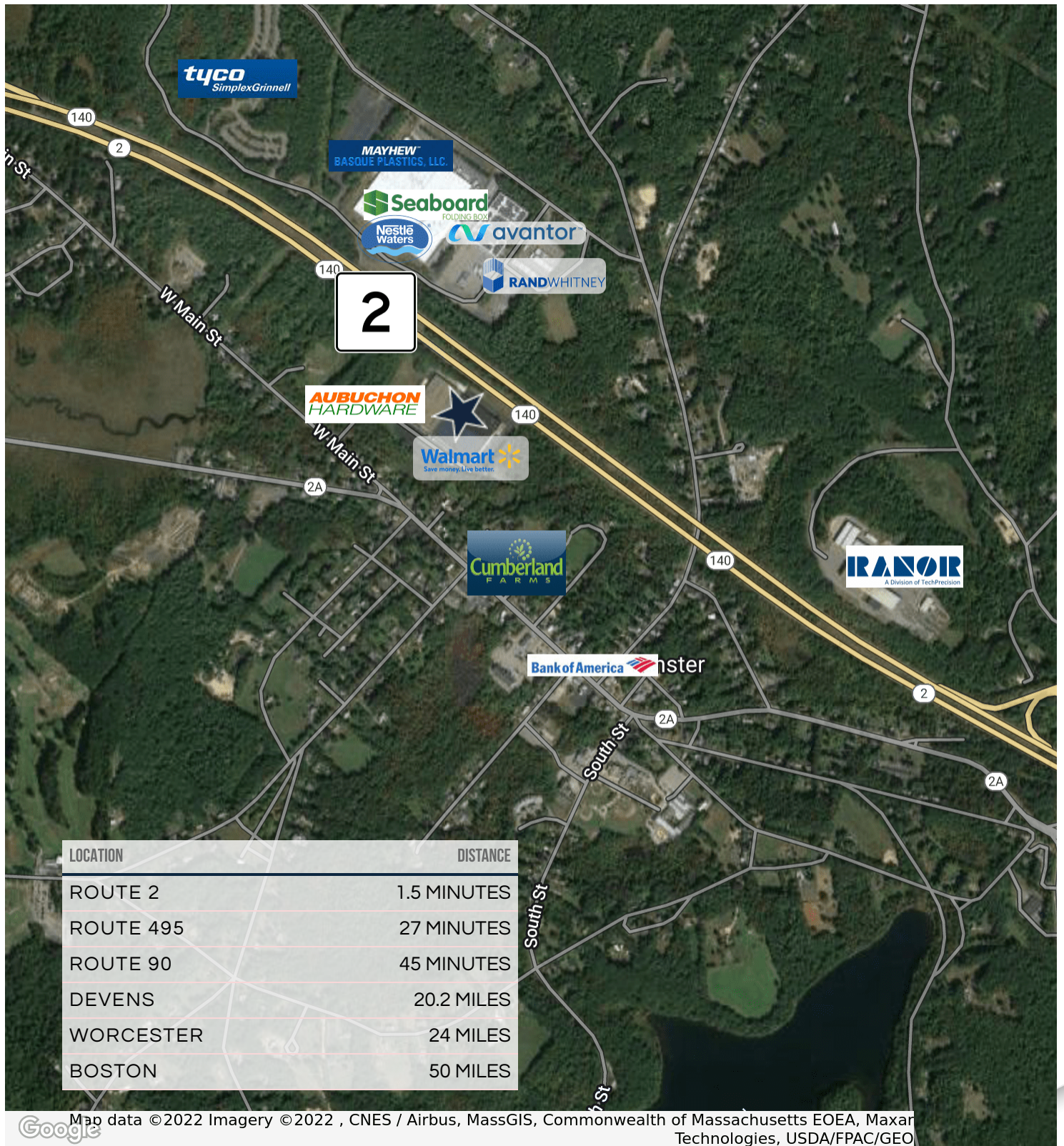
EXISTING FLOOR PLAN (B2A)



ADDITIONAL PHOTOS



LOCATION AND AMENITIES



95 AUBUCHON DRIVE

WESTMINSTER, MA



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