



95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 100,749 SF FLEX/DISTRIBUTION SPACE

- Prominent signage available on Route 2
- Subdivision to 71,000 SF and 29,000 SF
- 3,000 amp service



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

100,749 SF Flex/Distribution Space on 33 Acres for Lease

PROPERTY HIGHLIGHTS

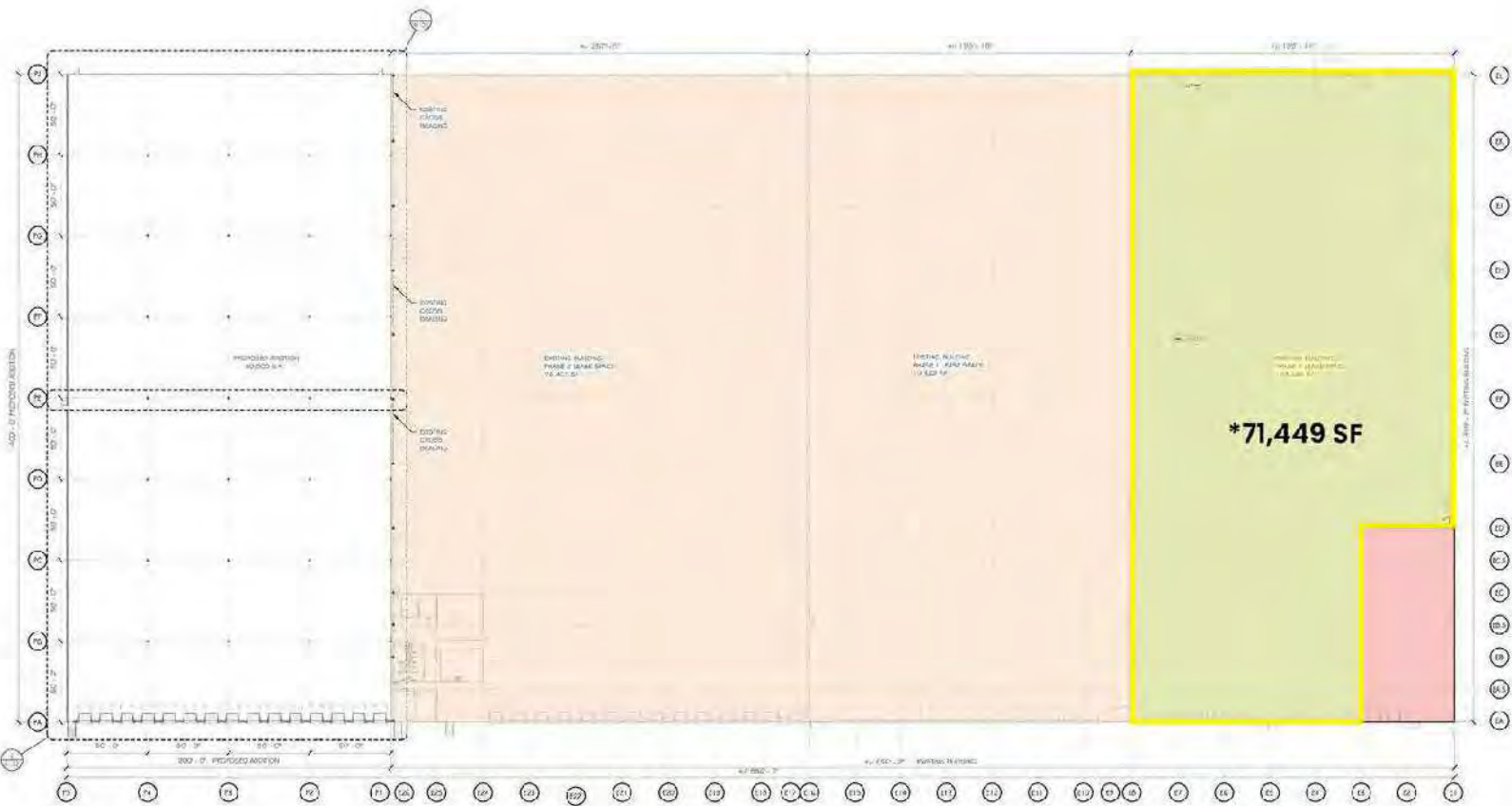
- Large 32.8 acre lot
- Outstanding visibility and accessibility to Route 2
- Prominent Rt 2 Signage opportunity
- ESFR Sprinkler
- All utilities
- 3,000 amps of power
- Space can be divided to 29,000 SF

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

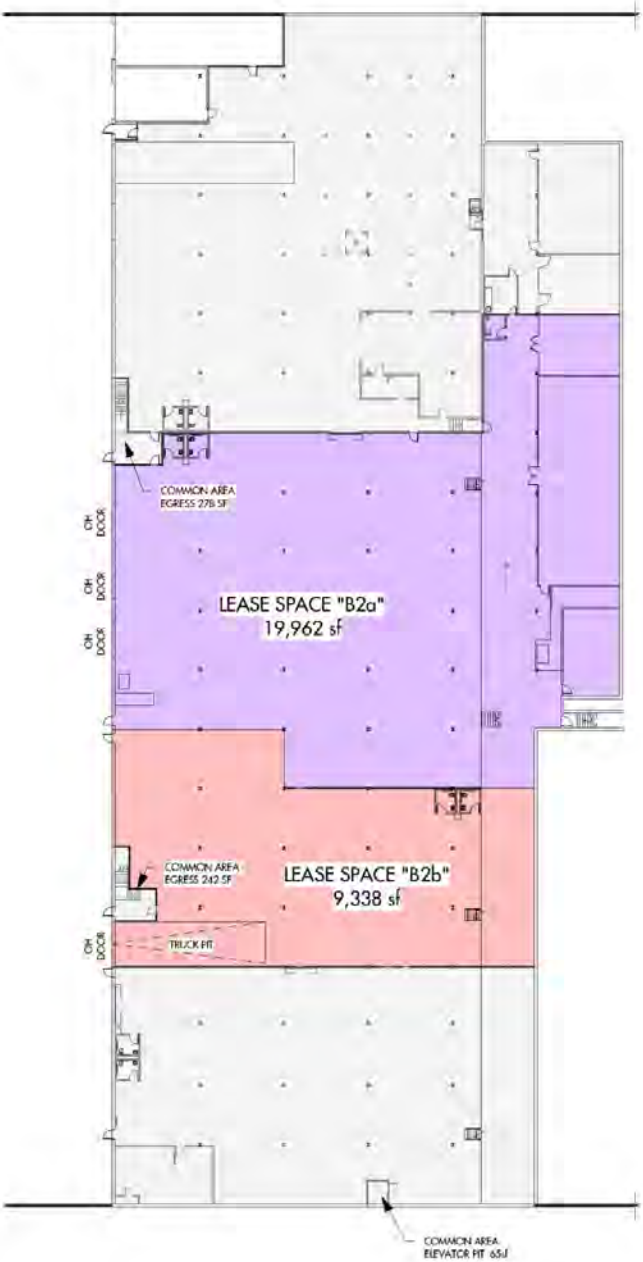
PROPERTY SPECS

Building Size:	412,360 SF
Available Space:	100,749 SF
Space 1:	71,449 SF: 70,632 SF Warehouse 817 SF Office
Space 2:	29,300 SF Flex Space
Clear Height:	71,449 SF at 26' Clear and 29,300 at 13' Clear
Land Area:	32.8 AC
Loading:	71,449 SF: 5 Tailboard 29,300 SF: 4 Drive-ins
Zoning:	Industrial 1
Columns:	30' x 30'
Rental Rate:	Market

FLOOR PLAN



***29,300 SF portion is located in the ground level section of the building.**



Damon McQuaid
Architect

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95 AUBUCHON DRIVE

95 AUBUCHON DRIVE WESTMINSTER, MA 01473

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BASEMENT UNITS

Date: 09/23/22
 Scale: 1" = 40'-0"

Job No.: 180506

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95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 100,749 SF FLEX/INDUSTRIAL SPACE

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