



95 AUBUCHON DRIVE

WESTMINSTER, MA

80,000 SF | 36' CLEAR | BUILD-TO-SUIT DISTRIBUTION BUILDING

- SPACE DELIVERY: 12 MONTHS FROM LEASE EXECUTION
- OUTSTANDING VISIBILITY FROM AND ACCESSIBILITY TO ROUTE 2
- FULLY PERMITTED



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

80,000 SF FLEX/INDUSTRIAL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Large 32.8 acre lot (up to 53 acres available)
- Outstanding highway visibility and accessibility to Route 2
- Easy access to Route 2, I-495 and I-90
- 3,000 amp service
- 15 loading docks
- ESR sprinklers
- All utilities
- Part of a 412,000 SF distribution/warehouse building

OFFERING SUMMARY

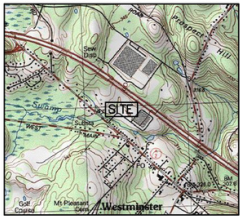
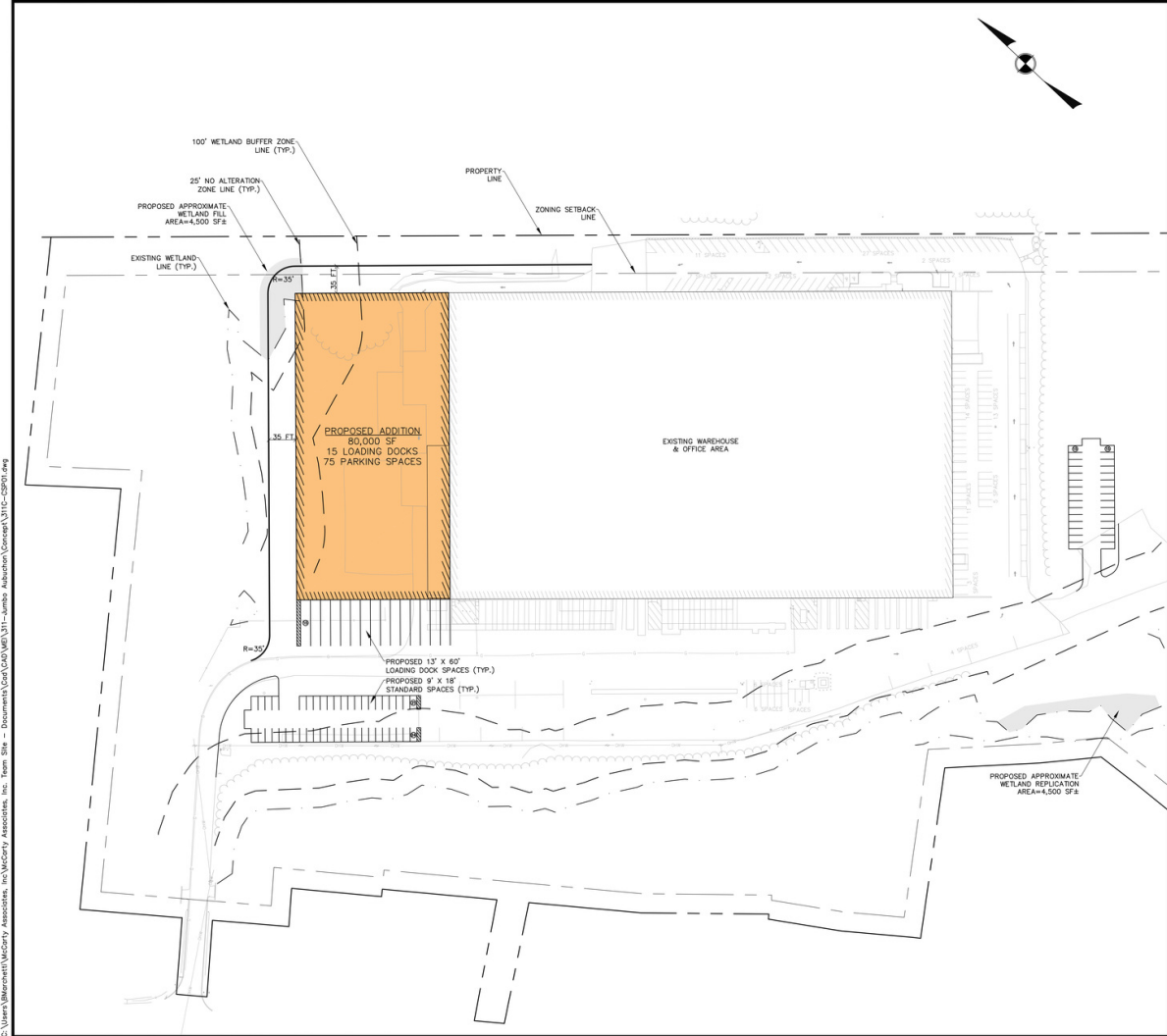
Lease Rate:	Market
Available SF:	80,000 SF
Lot Size:	32.8 Acres
Building Size:	412,360 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,284	14,123	59,671
Total Population	8,311	32,645	141,526
Average HH Income	\$98,045	\$78,484	\$80,655

ADDITIONAL RENDERINGS



FLOOR PLANS



LOCUS PLAN
1"=1,500 FT.±

NOTES:
1. EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY PREPARED BY WHITMAN AND BINGHAM ASSOCIATES, A DIVISION OF HALEY WARD INC. IN NOVEMBER OF 2021.

ZONING SUMMARY:

DISTRICT: INDUSTRIAL-1			
DIMENSIONAL REQUIREMENTS:			
REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	40,000 SF.	32.8 AC.	Y
MIN. FRONTAGE:	150 FT.	50 FT.	N*
MIN. FRONT YARD:	25 FT.	38.7 FT.	Y
MIN. SIDE YARD:	25 FT.	23.4 FT.	Y
MIN. REAR YARD:	50 FT.	14.3 FT.	Y
MAX. HEIGHT:	50 FT.	<50 FT.	Y
MAX. COVERAGE:	65%	42.8%	Y

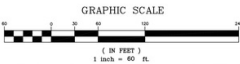
*EXISTING LOT IS A NON-CONFORMING LOT

PARKING SUMMARY:

REQUIREMENTS:
WAREHOUSE: 1 SPACE/900 SF

PROPOSED: 80,000 SF
WAREHOUSE: 80,000 SF

PARKING REQUIRED:
WAREHOUSE: 80,000 SF X 1 SP/900 SF = 88.8 SPACES
TOTAL SPACES REQUIRED: 89 SPACES
PROPOSED TRACTOR TRAILER SPACES: 15 SPACES
PROPOSED STANDARD SPACES: 75 SPACES
TOTAL SPACES PROPOSED: 90 SPACES



NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

No.	Date	Revision

Drawn By: Designed By: Checked By:

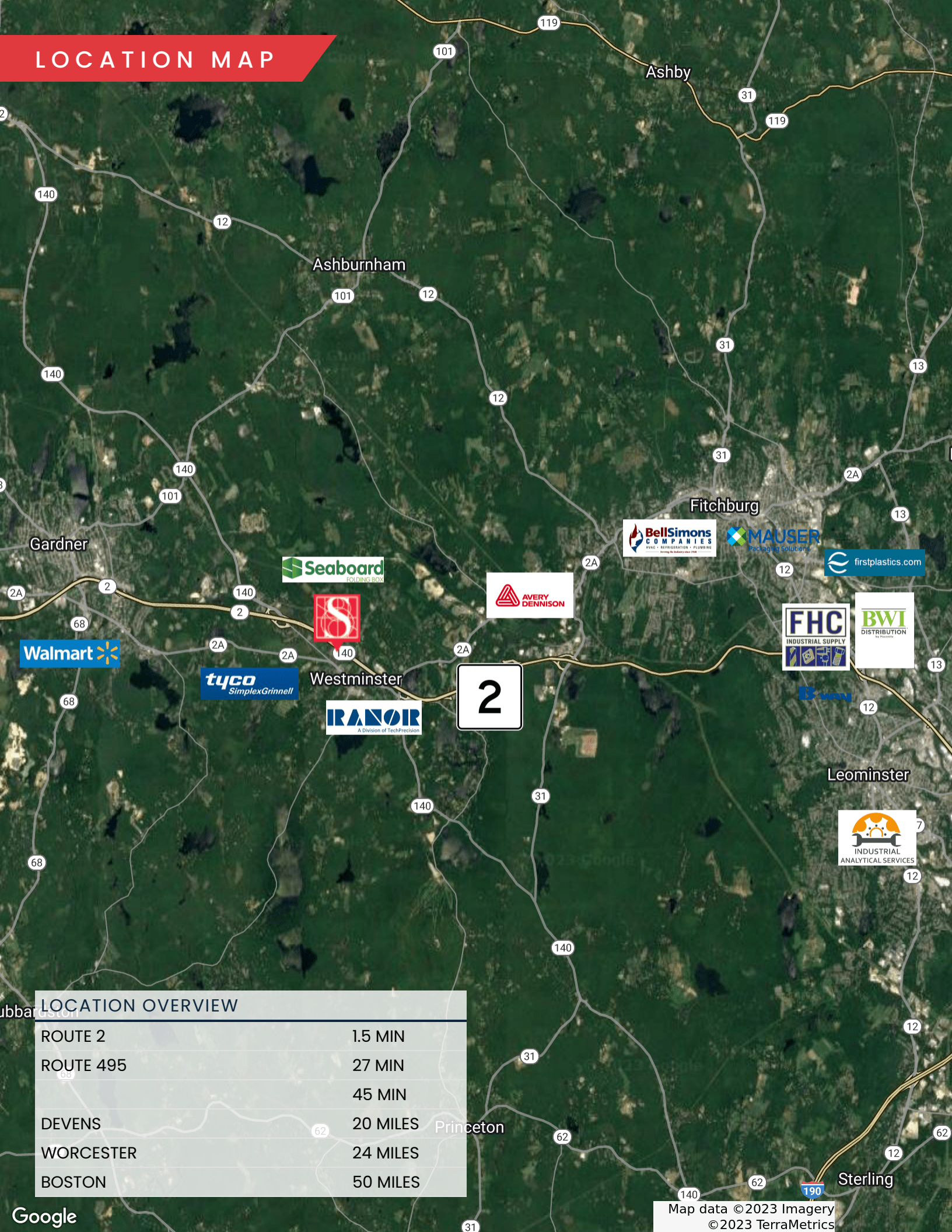
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Project Name
Jumbo Capital Management
95 Aubuchon Drive
Westminster, MA
Sheet Title
Concept Plan

Job No: 311
File Name: 311C-CSP01
Date: December 22, 2021
Scale: 1"=40'

Sheet No:
1

LOCATION MAP



LOCATION OVERVIEW	
ROUTE 2	1.5 MIN
ROUTE 495	27 MIN
	45 MIN
DEVENS	20 MILES
WORCESTER	24 MILES
BOSTON	50 MILES

95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 80,000 SF BUILD-TO-SUIT OPPORTUNITY

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