

# 95 AUBUCHON DRIVE

WESTMINSTER, MA



# 80,000 SF

36' CLEAR | BUILD TO SUIT  
DISTRIBUTION BUILDING

- 36' CLEAR
- SPACE DELIVERY 12 MONTHS FROM LEASE EXECUTION
- FULLY PERMITTED

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

80,000 SF World-Class Distribution Build to Suit Space for Lease

### PROPERTY HIGHLIGHTS

- Large 32.8 acre lot
- Outstanding highway visibility from Route 2
- Easy access to Route 2, I-495 and I-90
- 36' ceiling height
- 15 loading docks
- ESR sprinklers
- All utilities
- Proposed Delivery: 1st Qtr 2024
- Part of a 412,000 SF Distribution/Warehouse building

### OFFERING SUMMARY

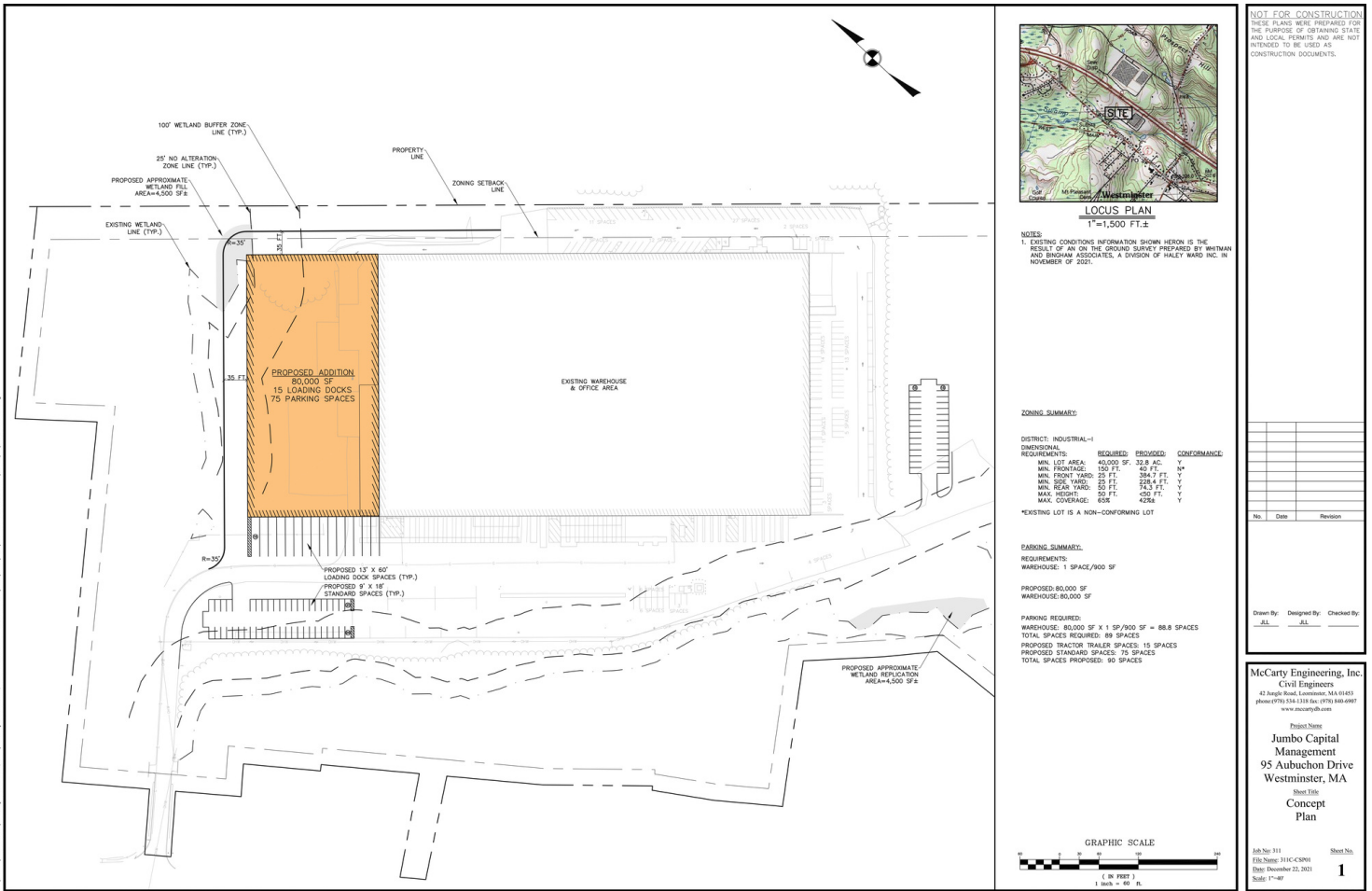
LEASE RATE:	Market
AVAILABLE SF:	80,000 SF
LOT SIZE:	32.8 Acres
EXISTING BUILDING SIZE:	412,360 SF

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,759	44,989
TOTAL POPULATION	21,735	121,504
AVERAGE HH INCOME	\$77,102	\$70,124

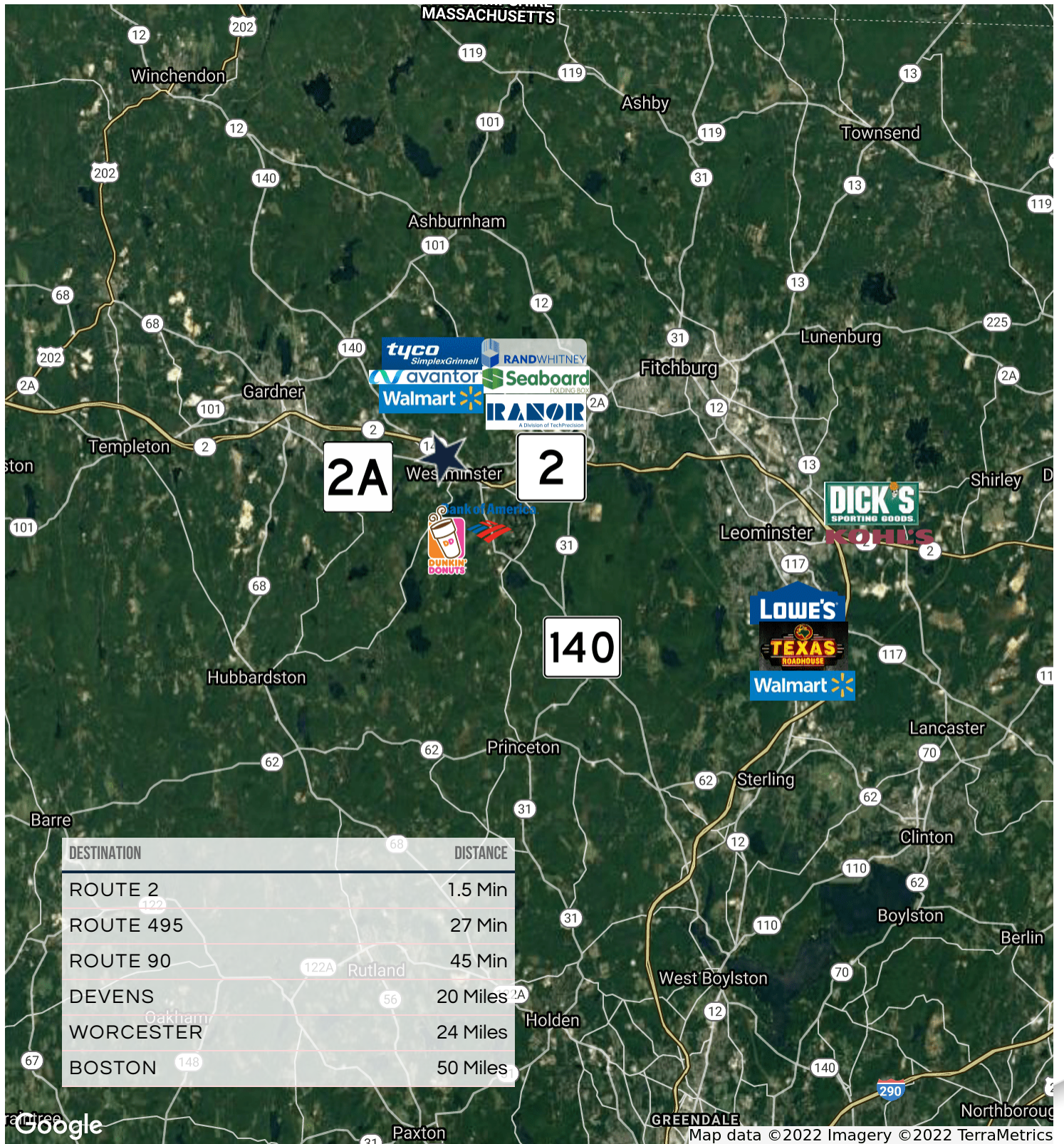
# CONCEPT RENDERINGS



SITE PLANS



# LOCATION MAP



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