



111 ADAMS ROAD

CLINTON, MA

FOR LEASE | 47,000 SF 18'-28' CLEAR DISTRIBUTION SPACE

- 18'-28' Clear Height
- 7 Tailboard Loading Docks
- Heavy Power

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

47,000 SF of Modern Industrial Space For Lease in a 456,393 SF Building on 54.5 Acres

PROPERTY HIGHLIGHTS

- 18'-28' Clear Height
- 7 Tailboard Loading Docks
- Heavy Power

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,661	13,902	89,985
Total Population	23,763	35,542	232,619
Average HH Income	\$124,696	\$143,321	\$144,934

PROPERTY SPECIFICATIONS

Building Size:	459,696 SF
Space Available:	47,000 SF
Lot Size:	54.5 AC
Column Spacing:	24' x 50'
Electrical:	6,000 Amps, 480 Volts, 3-Phase Power
Sprinkler:	Wet System
Floor:	6" reinforced concrete
Roof:	Corrugated sheet metal, flat rubber membrane
Utilities:	Electric: National Grid Water/sewer: Clinton Municipal Gas: National Grid
Taxes:	\$1.42/SF (FY2024)
Sprinkler:	Wet System
Construction:	Concrete Block, Metal Panel
Column Spacing:	24' x 50'

AVAILABLE SPACE SPECIFICATIONS



PROPERTY DESCRIPTION

47,000 SF Space Available in 456,393 SF Industrial Building on 54.5 AC for Lease

PROPERTY HIGHLIGHTS

- Located 4 Miles from I-190 with close proximity to I-495 and I-290
- Multi-Tenant institutional quality class A warehouse space

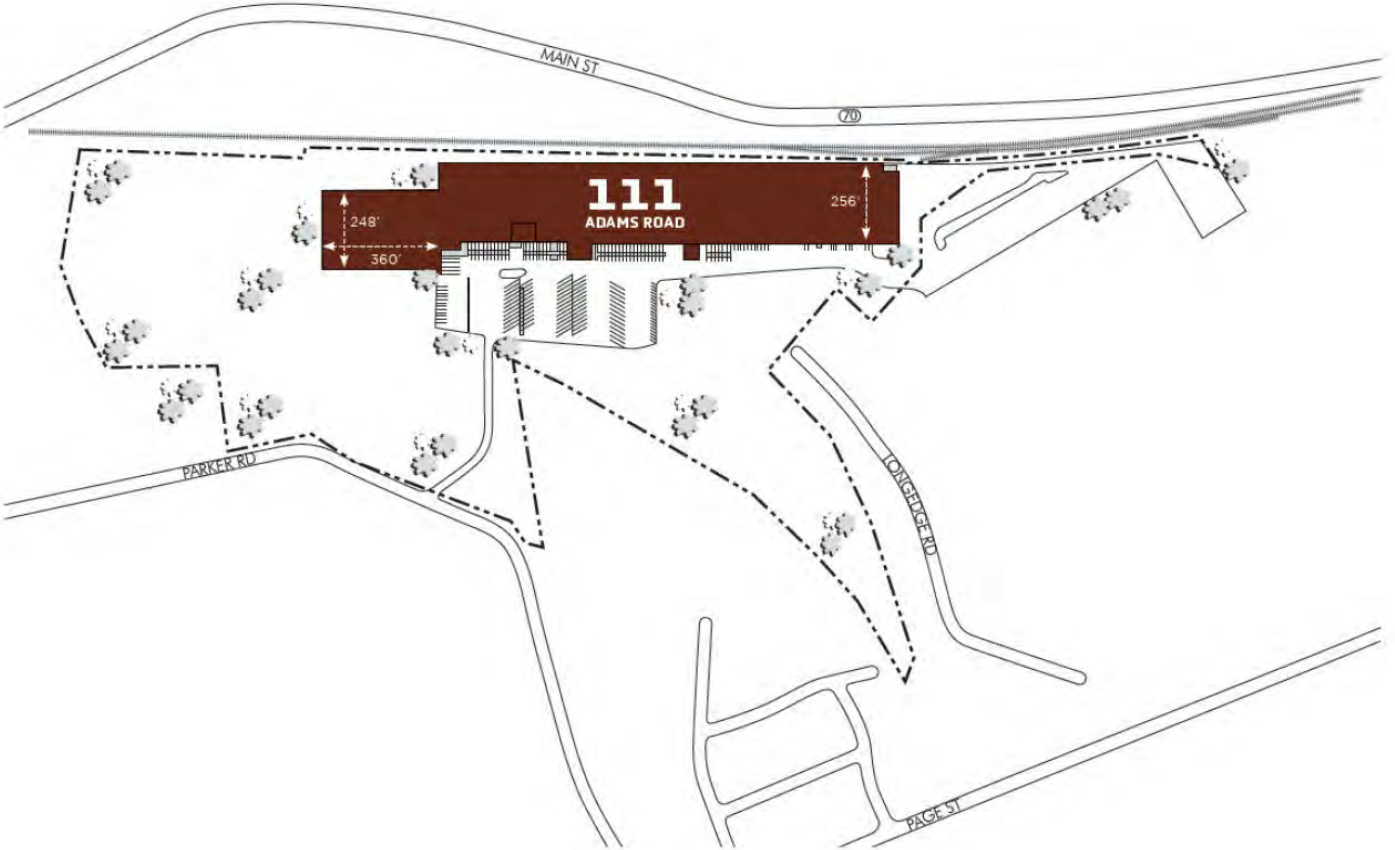
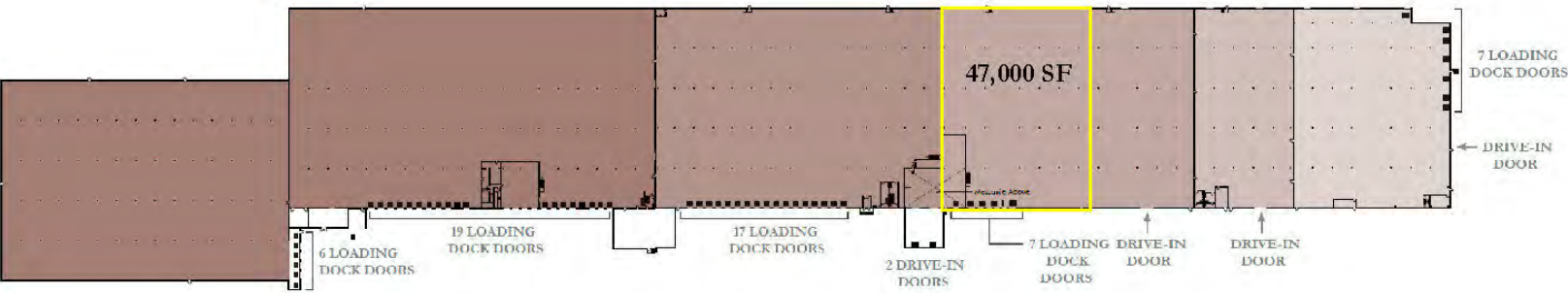
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AVAILABLE SPACE SPECS

Available SF:	47,000 SF
Clear Height:	18'-28'
Lighting:	LED
Loading:	7 Tailboard
Power:	200 Amps; 277/480 Volts; 3 Phase, 4 Wire And 100 Amp; 208/120 Volt
Taxes:	\$1.42/SF (FY2024)
Lease Rate:	Market



FLOOR PLAN





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