



111 ADAMS ROAD

CLINTON, MA

FOR LEASE | 80,000 SF AVAILABLE

- 18'-28' Clear Height
- 7 Tailboard Loading Docks
- 4 Miles from I-190



PROPERTY SUMMARY



PROPERTY DESCRIPTION

80,000 SF of Modern Industrial Space For Lease in a 456,393 SF Building on 54.5 Acres

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:	456,393 SF
Available SF:	80,000 SF
Lot Size:	54.5 AC
Sprinkler:	Wet System
Tailboard Loading:	56 Doors
Construction:	Concrete Block, Metal Panel
Column Spacing:	24' x 50'
Ceiling Height:	18'-28'
Power:	3,400 Amps
Heat:	Boston Gas
Utilities:	Electric: National Grid Water/sewer: Clinton Municipal Gas: National Grid

AVAILABLE SPACE SPECIFICATIONS



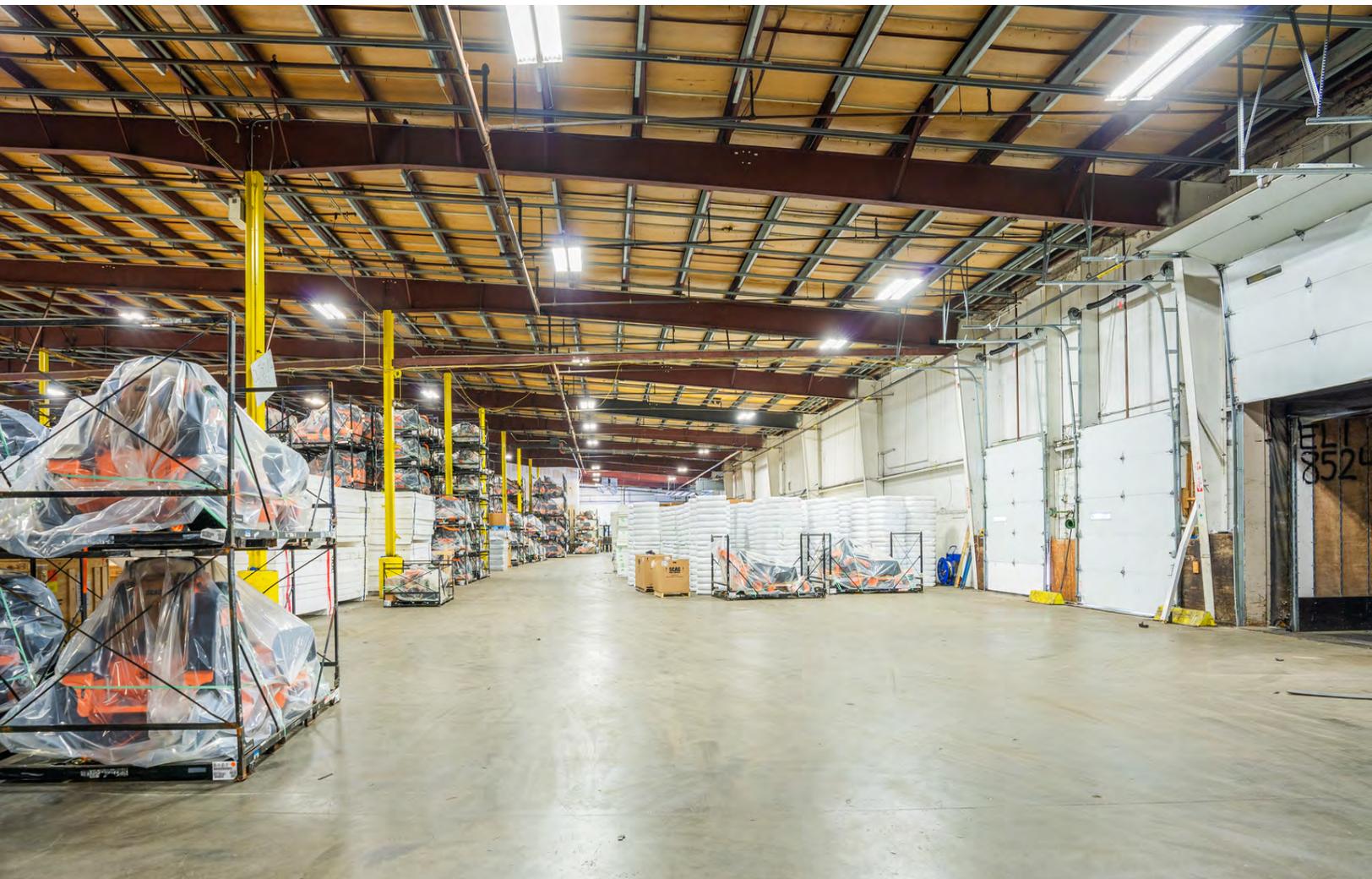
PROPERTY HIGHLIGHTS

- LOCATED 4 MILES FROM I-190 WITH CLOSE PROXIMITY TO I-495 AND I-290
- MULTI-TENANT INSTITUTIONAL QUALITY CLASS A WAREHOUSE SPACE

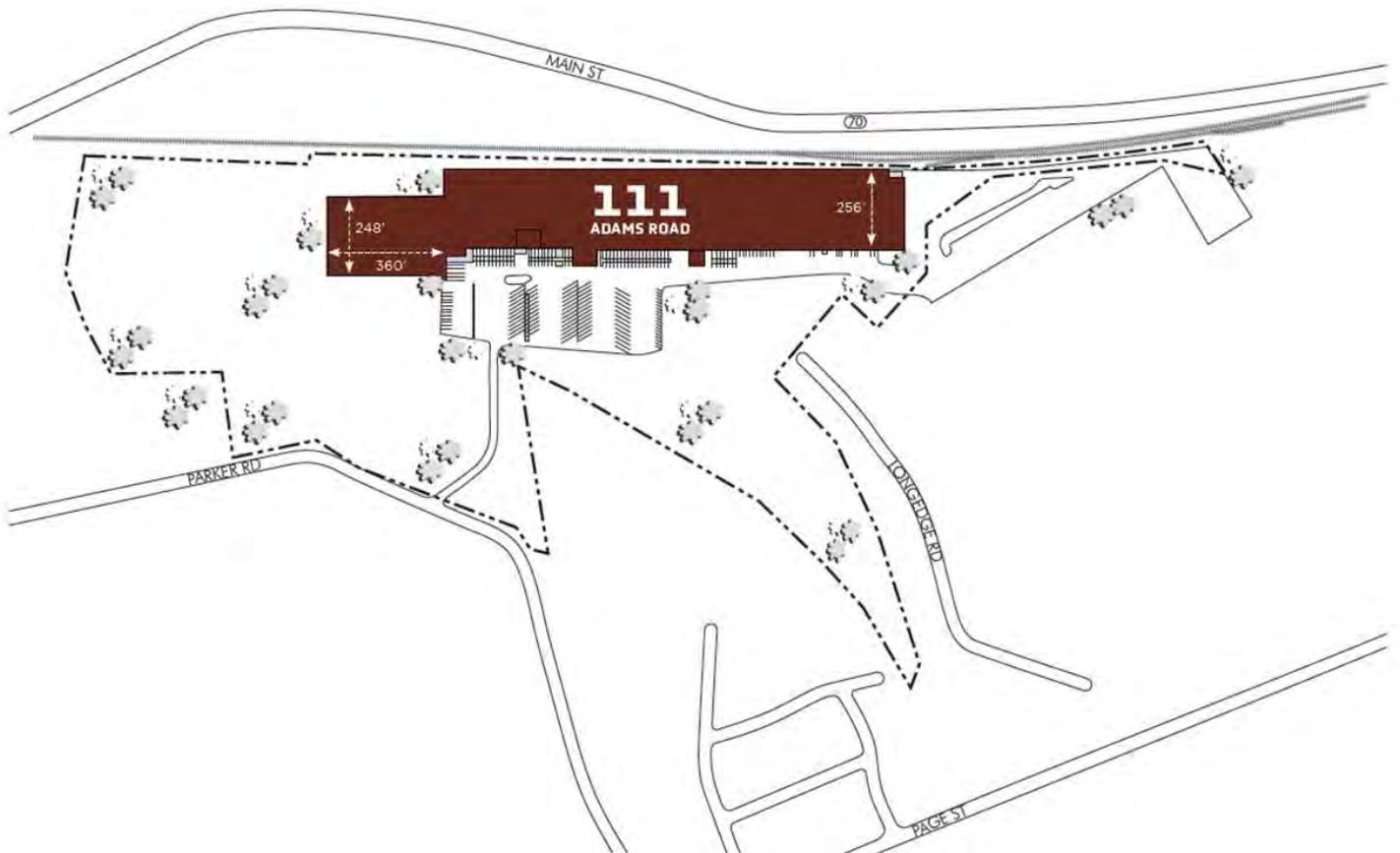
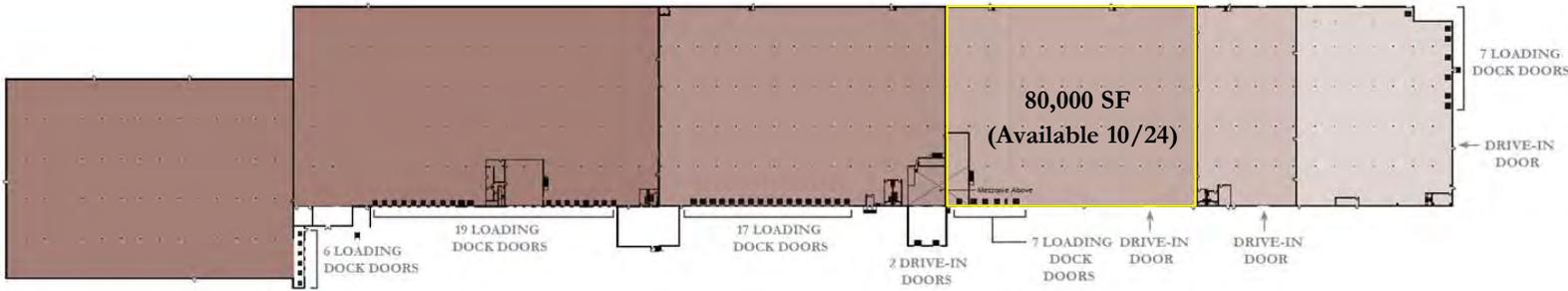
AVAILABLE SPACE SPECS

Available SF:	80,000 SF
Availability:	October 2024
Clear Height:	18'-28'
Loading:	7 Tailboard 1 Drive-In
Lighting:	LED
Drive-In:	One (1) 14'x16'
Power:	200 Amps; 277/480 Volts; 3 Phase, 4 Wire And 100 Amp; 208/120 Volt
Taxes:	\$1.42/SF (FY2024)
Lease Rate:	Market

Space also features Rail Access and Rail Door



FLOOR PLAN & SITE PLAN



LOCATION MAP



Clinton



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