



114 LANCASTER RD

SHIRLEY, MA

FOR LEASE | 40,000 SF INDUSTRIAL SPACE AVAILABLE

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

114 LANCASTER RD, SHIRLEY, MA



PROPERTY DESCRIPTION

New Construction: 40,000 +/- SF Industrial
Distribution Space for Lease

PROPERTY HIGHLIGHTS

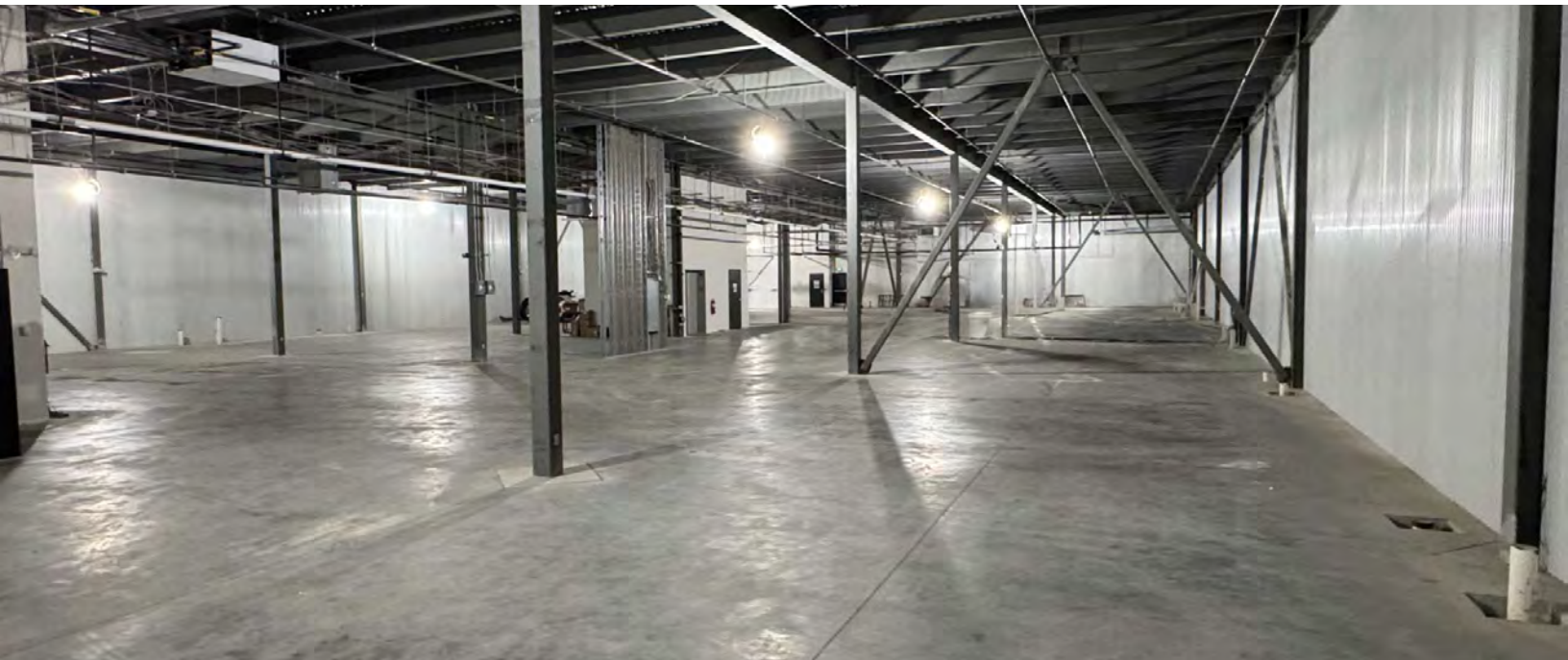
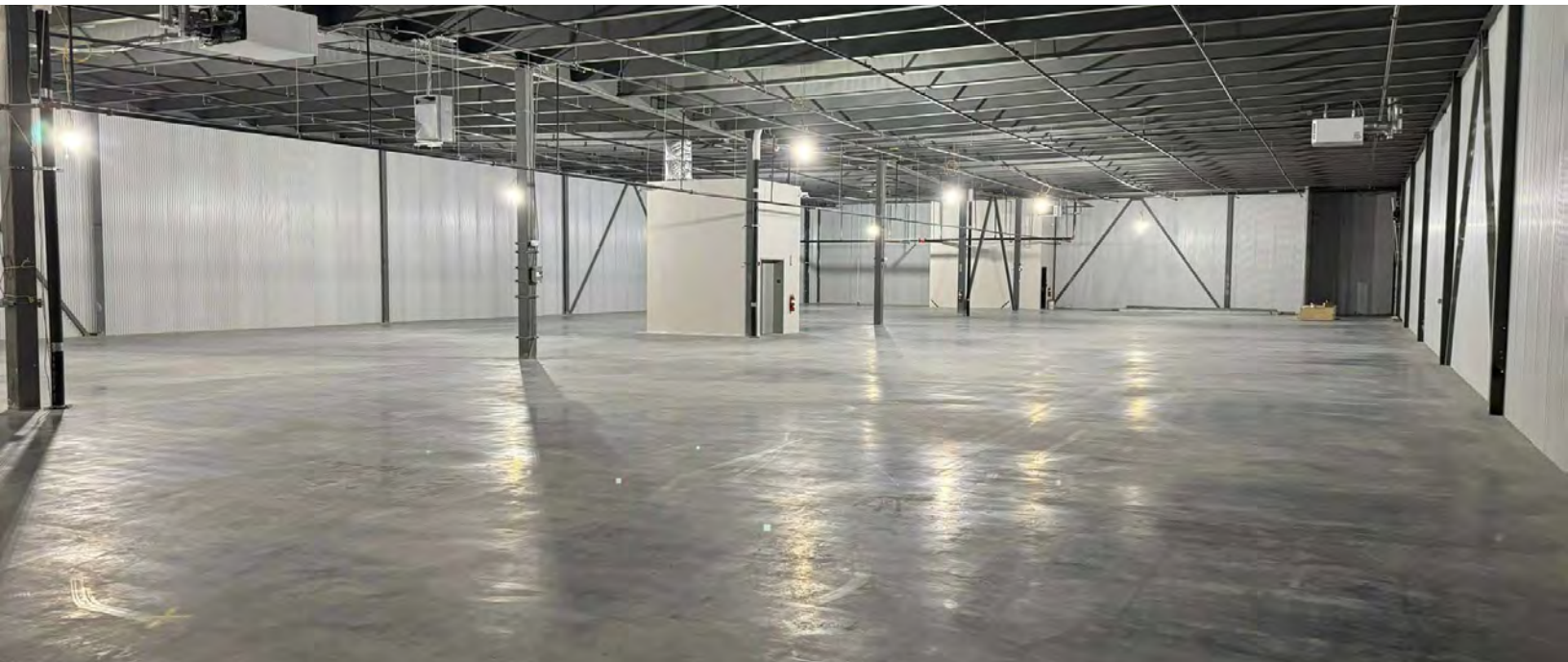
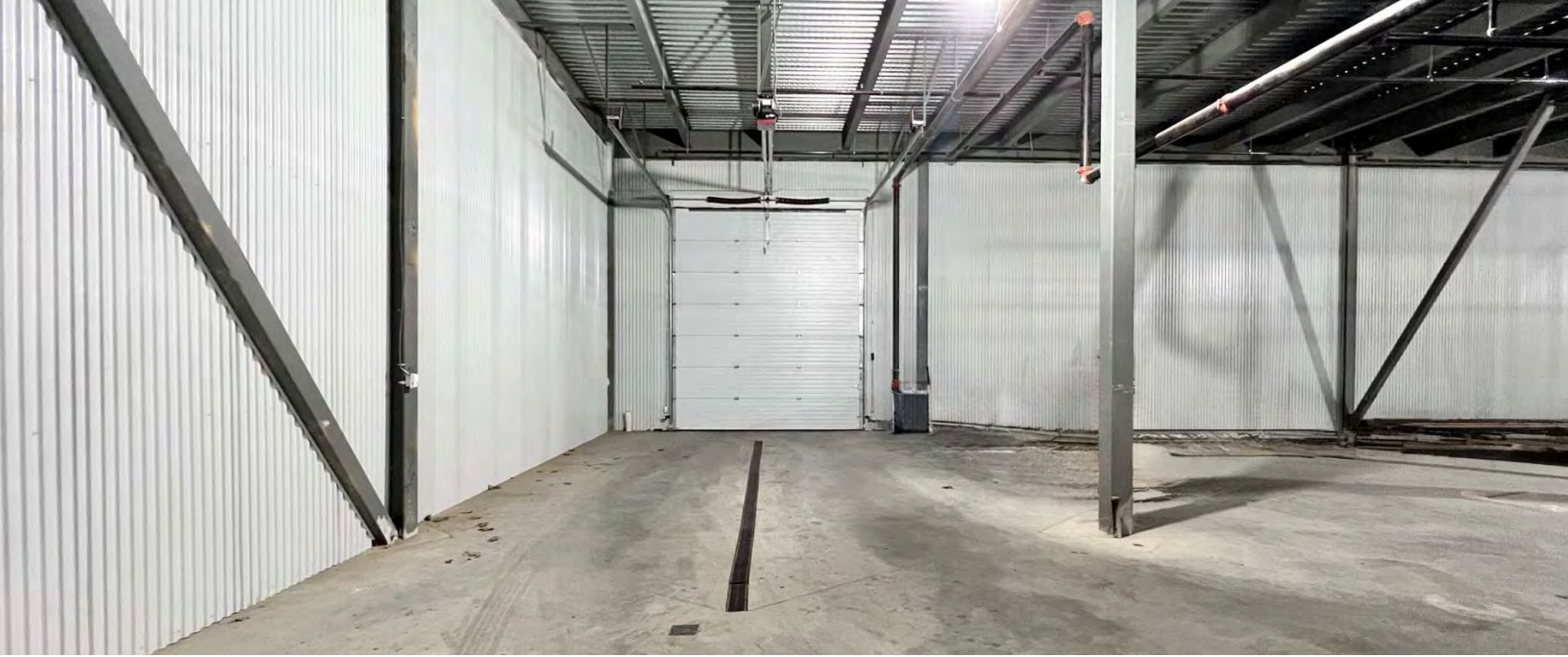
- 18' Clear Height
- Two (2) Floors (Freight Elevator)
- Insulated & Temperature Controlled
- One (1) Overhead Door (14 x 12)
- Building can expand an additional 45,000 SF
- Located less than 1 Mile from Route 2
- Zoning: Lancaster Road Commercial Overlay District
- Special Permit in place for Marijuana Business including Cultivation/Manufacturing with HCA Availability
- Other by right uses: Retail, Restaurant, Bar, Brewery, Professional Business/Office, Tradesman Shops, Bank, Multiple other uses available via Special Permit

OFFERING SUMMARY

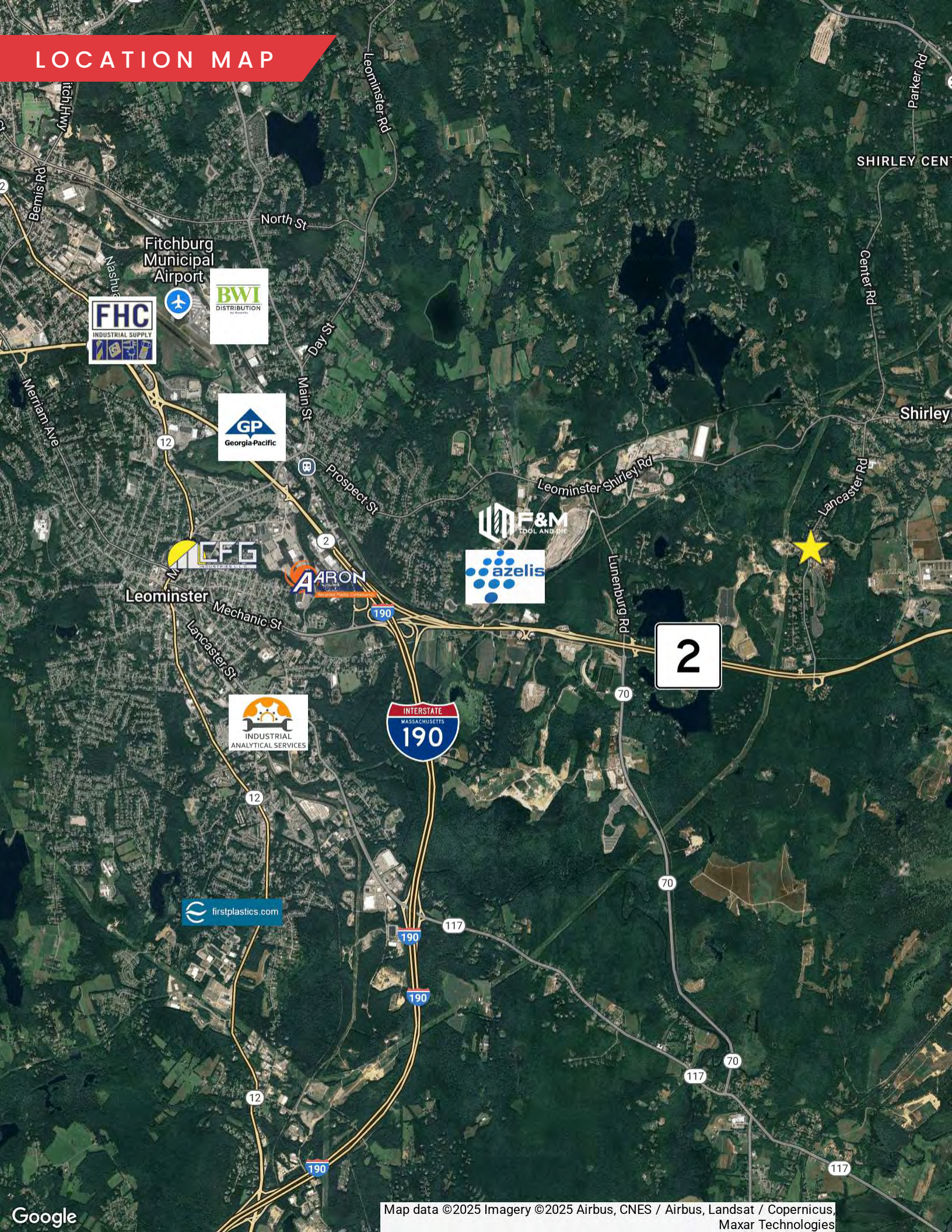
Building Size:	45,000 SF
Year Built:	2022
Lot Size:	4.85 Acres
Available SF:	10,000 - 40,000 SF
First Floor:	17,500 SF
Second Floor:	22,500 SF
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,222	18,050	76,658
Total Population	10,736	46,358	190,654
Average HH Income	\$114,286	\$93,647	\$102,849





LOCATION MAP



Fitchburg
Municipal
Airport



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Leominster



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