

39 GILMORE DRIVE

SUTTON, MA

FOR SALE OR LEASE | 16,558 SF INDUSTRIAL SPACE

MATTY DROUILLARD 425.691.7881
STEPHEN FLYNN 781.917.7026
JAMES STUBBLEBINE 617.592.3388

matty@stubblebinecompany.com
sflynn@stubblebinecompany.com
james@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

COBAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,558 Industrial Space Available for Sale or Lease on 4.8± Usable Acres

PROPERTY HIGHLIGHTS

- Industrial Truck Terminal
- Pre-engineered metal building with metal siding and EFIS exterior
- Direct Access to Route 146
- 10 Miles to Route 20 and I-90
- 20 Minutes to Worcester
- 30 Minutes to Providence

PROPERTY SPECIFICATIONS

Building Size:	16,558 SF 4,200 SF Office Space
Lot Size:	4.8 +/- Usable AC
Dock Doors:	35 (10' x 8')
Lease Rate:	Market
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,470	14,229	56,214
Total Population	14,261	36,733	141,874
Average HH Income	\$143,759	\$151,805	\$145,155







39 GILMORE DRIVE

SUTTON, MA

FOR SALE OR LEASE | 16,558 SF INDUSTRIAL SPACE

MATTY DROUILLARD

425.691.7881

matty@stubblebinecompany.com

STEPHEN FLYNN

781.917.7026

sflynn@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL