



44 CHOCKSETT ROAD

STERLING, MA

FOR LEASE | 26,341 SF BUILDING ON 5 AC USEABLE LAND

- 1.1 Miles to Route I-190
- Ceiling Height: 26'
- 19 Drive-In Doors
- Outstanding IOS opportunity

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

26,341 SF Industrial Building on 5 AC of flat useable land for lease*

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,869	21,754	91,357
Total Population	12,995	54,316	235,254
Average HH Income	\$141,530	\$123,876	\$129,985

PROPERTY HIGHLIGHTS

- 1.1 Miles to Route I-190
- 8.5 Miles to Route 495

PROPERTY SPECIFICATIONS

Building Size:	26,341 SF
*Cleared and Leveled Land Area:	5 AC +/-
Available IOS:	3 AC +/-
Clear Height:	26'
Loading:	Nineteen (19) Drive-In Doors 14' (Tailboard docks can be added)
Cranes:	Yes
Power:	800a/277 - 480v 3p 4w Heavy
Lighting:	LED
*Lease Rate:	\$10.95/SF NNN

*The 26,341 SF building is situated on approximately 75,000 SF of pavement. In addition, approximately 130,000 SF of flat, level, cleared land is also available for \$1/SF.

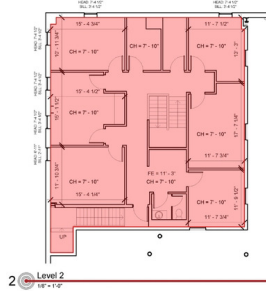




SITE AND FLOOR PLAN



1,884 SF Second Floor Office



26,341 SF TOTAL SIZE

- 21,965 SF Warehouse
- 4,376 SF Office Area

2,492 SF First Floor Office Area



AIS



LEAKTITE



CUBESMART
self storage



FedEx

D.M.H. Electric Inc.

Powered by Qmerit

ANDERSONPOWER

LaddaWn

A Better Way to Buy.



DON-JO



BMPImedical®

ONYX corporation



TigheLogistics
GROUP

UNITED
SOLUTIONS®



Storage
Sense™

DISTANCE TO



7.2 MILES

9 MIN



8.6 MILES

22 MIN



0.8 MILES

2 MIN



1.1 MILES

3 MIN

44 Chocksett Rd. Sterling, MA



12

140

110

62

70

44 CHOCKSETT ROAD

STERLING, MA

26,341 SF | 5 AC OF LEVELED AND CLEARED LAND

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