

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

CORFAC 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.

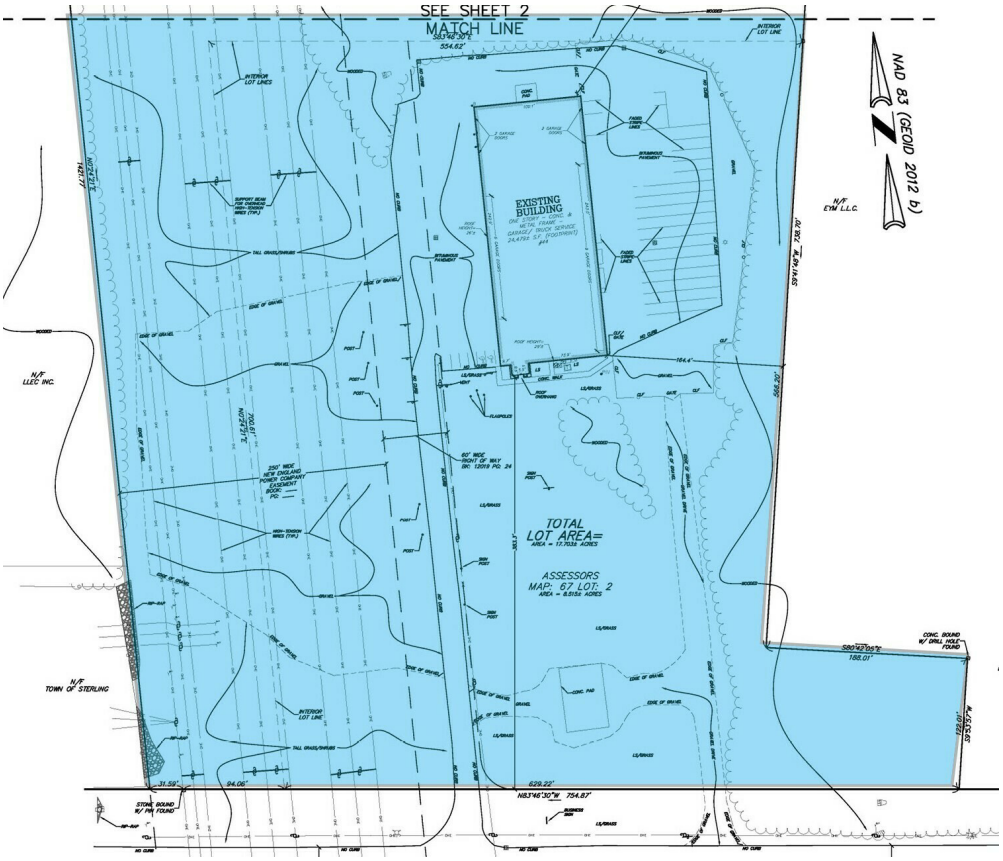



KLEER
TRIMBOARD
KleerLumber.com
1-800-521-8486
MADE IN THE USA

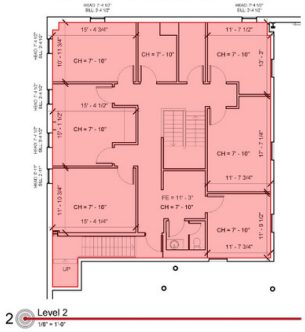




SITE AND FLOOR PLAN



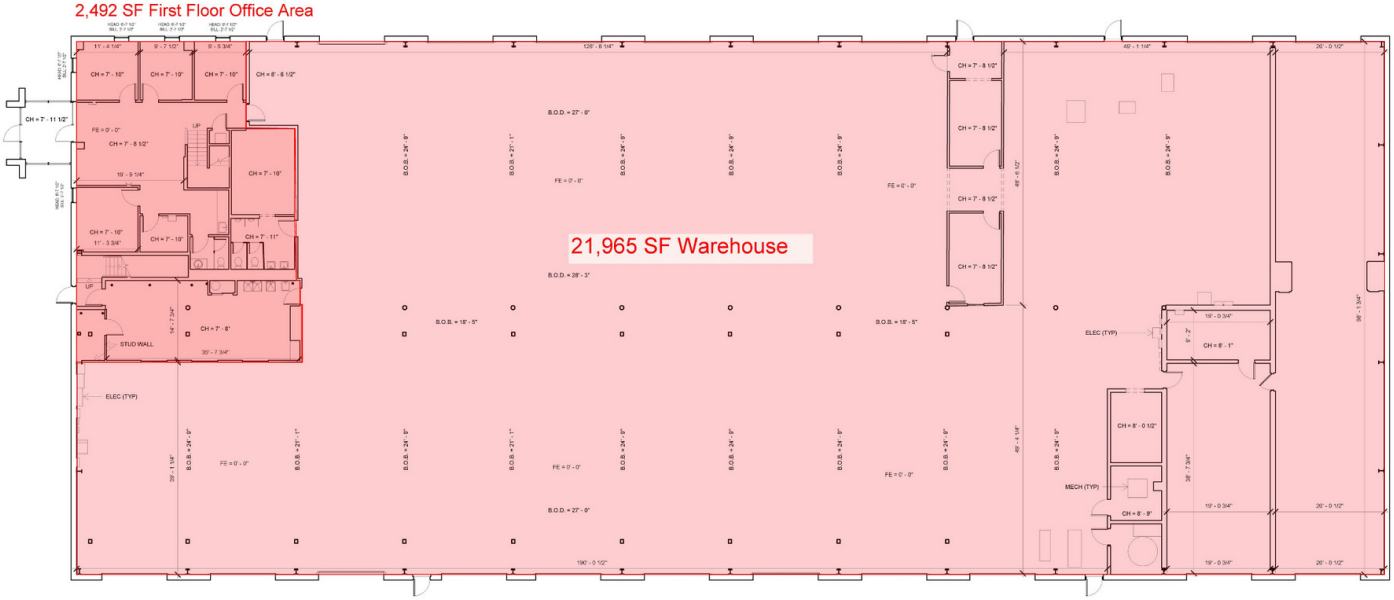
1,884 SF Second Floor Office



26,341 SF TOTAL VACANCY

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

2,492 SF First Floor Office Area




AIS
WIN WASTE INNOVATIONS
LEAKTITE (IPL)
CUBESMART self storage
WM
UAP
FedEx
PEAK MANUFACTURING & FULFILLMENT
D.M.H. Electric Inc.
Powered by Qmerit
ANDERSONPOWER
Laddawn
A Better Way to Buy.
utz
DON-JO
Innofiber
BMP medical
ONYX corporation
BUNZL
Tighe Logistics GROUP
QEP
UNITED SOLUTIONS
Weber
Storage Sense
DISTANCE TO
INTERSTATE 2
7.2 MILES
9 MIN
INTERSTATE 495
8.6 MILES
22 MIN
ROUTE 12
0.8 MILES
2 MIN
ROUTE 190
1.1 MILES
3 MIN
44 Chocksett Rd. Sterling, MA
Chocksett
Sterling
Sterling Airport
SOUTH LANCASTER
Clinton
STERLING JUNCTION
OAKDALE
Main St
Sterling Rd
High St
Muddy Pond Rd
Bean Rd
Campground Rd
Greenland Rd
Laurel St
Prescott
Nashua R
117
12
62
110
140
70
190

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STERLING, MA

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

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