



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



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

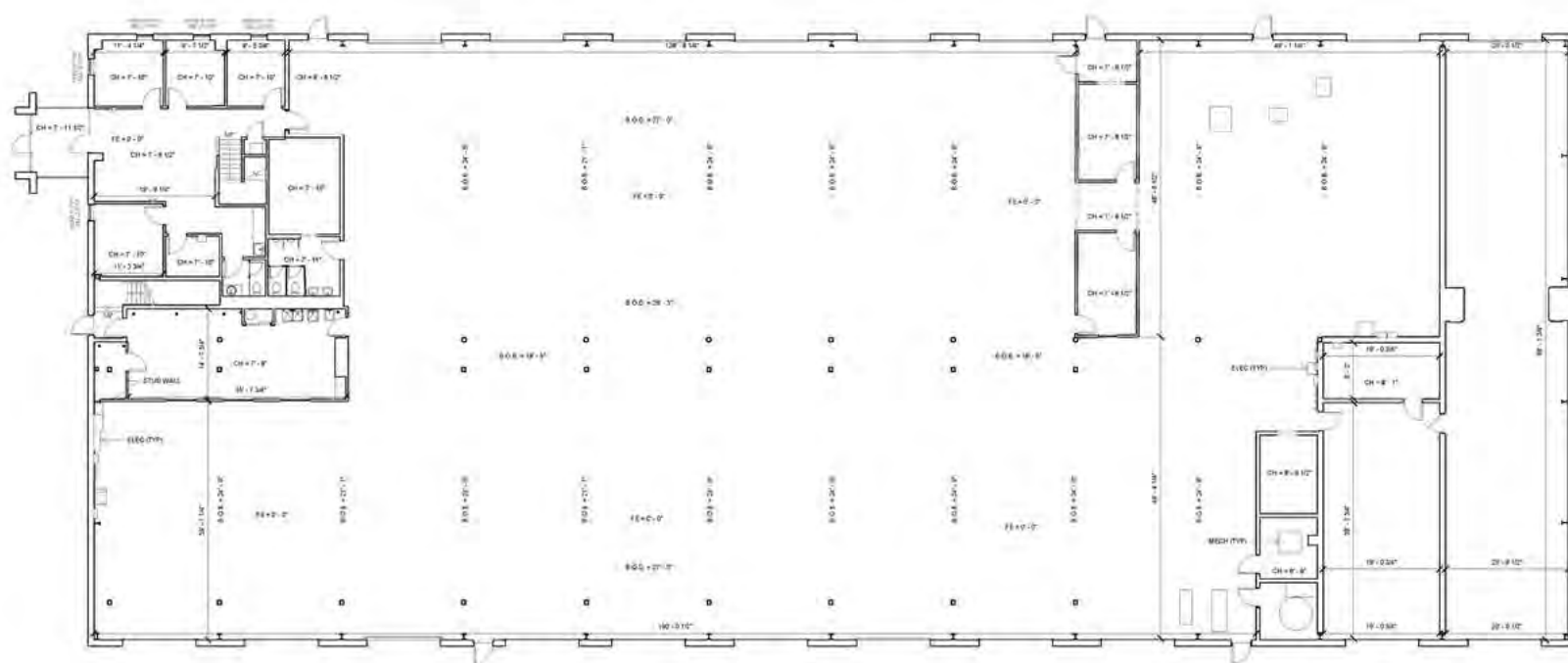
Building Size:	26,341 SF
Cleared and Leveled Land Area:	5 AC +/-
Clear Height:	26'
Loading:	Nineteen (19) Drive-In Doors (14'h) (Tailboard docks can be added)
Cranes:	Yes
Power:	800a/277 - 480v 3p 4w Heavy
Lighting:	LED
*Lease Rate:	\$10.95/SF NNN

*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.





2nd Floor Office



SITE PLAN



AIS



LEAKTITE (IPL)

CUBESMART
self storage

WM

UAP

PEAK
MANUFACTURING & FULFILLMENT

FedEx

D.M.H. Electric Inc.
Powered by Qmerit

ANDERSONPOWER

LaddaWn
A Better Way to Buy.

utiz

DON-JO

Innofiber

BMPImedical®

ONYX
corporation

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

BUNZL

TigheLogistics
GROUP

UNITED
SOLUTIONS®



Storage
Sense™



12

140

110

62

70

44 CHOCKSETT ROAD

STERLING, MA

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

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@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.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL