



40 NICKERSON RD

ASHLAND, MA

FOR LEASE | 25,000 SF INDUSTRIAL BUILDING ON 4.76 AC

- 6.7 Miles to MA Pike
- Ensconced in an established industrial park
- 11'6"-14'6" clear height

EXCLUSIVE AGENT
 THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

25,000 SF Industrial Building on 4.76 AC for Lease

PROPERTY HIGHLIGHTS

- 6.7 Miles to MA Pike
- Ensconced in an established industrial park
- 11'6"-14'6" clear height

CONTACT AN ADVISOR

Alex Smith

781.734.7613 | alex@stubblebinecompany.com

Kevin Rabacs

203.246.6307 | Krabacs@stubblebinecompany.com

Micah Stubblebine

978.265.8101 | micah@stubblebinecompany.com

James Stubblebine

617.592.3388 | james@stubblebinecompany.com

David Stubblebine

617.592.3391 | david@stubblebinecompany.com

PROPERTY SPECIFICATIONS

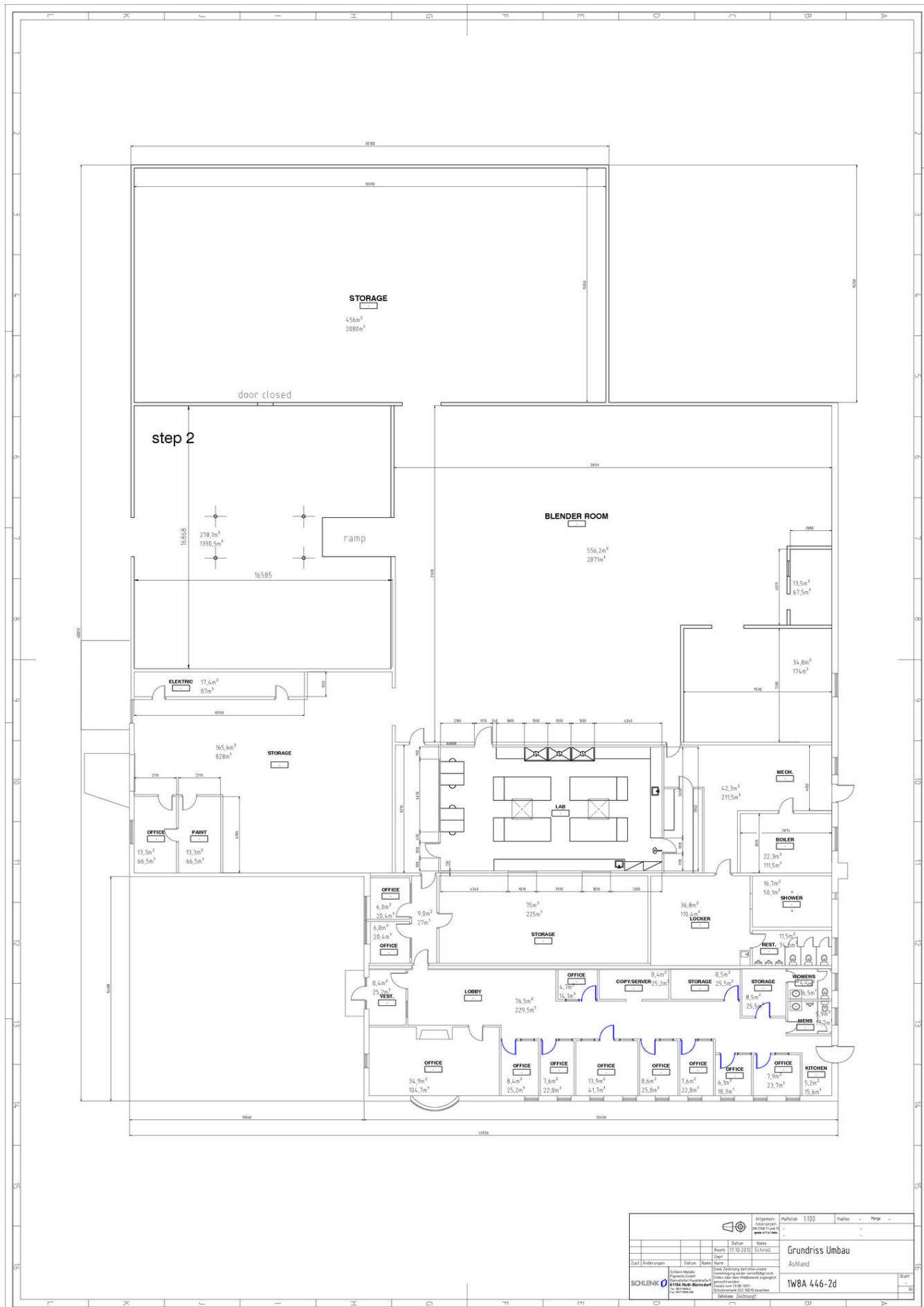
Building Size:	25,000 SF
Available Space:	25,000 SF
Lot Size:	4.76 AC
Clear Height:	11'6"-14'6"
Loading:	2 dock height/tailboard 1 van height
Power:	1,000 amps
HVAC:	AC in office/gas heat
Construction:	Block w/ steel frame
Year built:	1955
Utilities:	Town water and sewer
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,184	46,174	145,913
Total Population	47,102	122,251	399,404
Average HH Income	\$149,267	\$170,563	\$202,964





SITE PLAN







40 NICKERSON RD

ASHLAND, MA

FOR LEASE | 25,000 SF INDUSTRIAL BUILDING ON 4.76 AC



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

