



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

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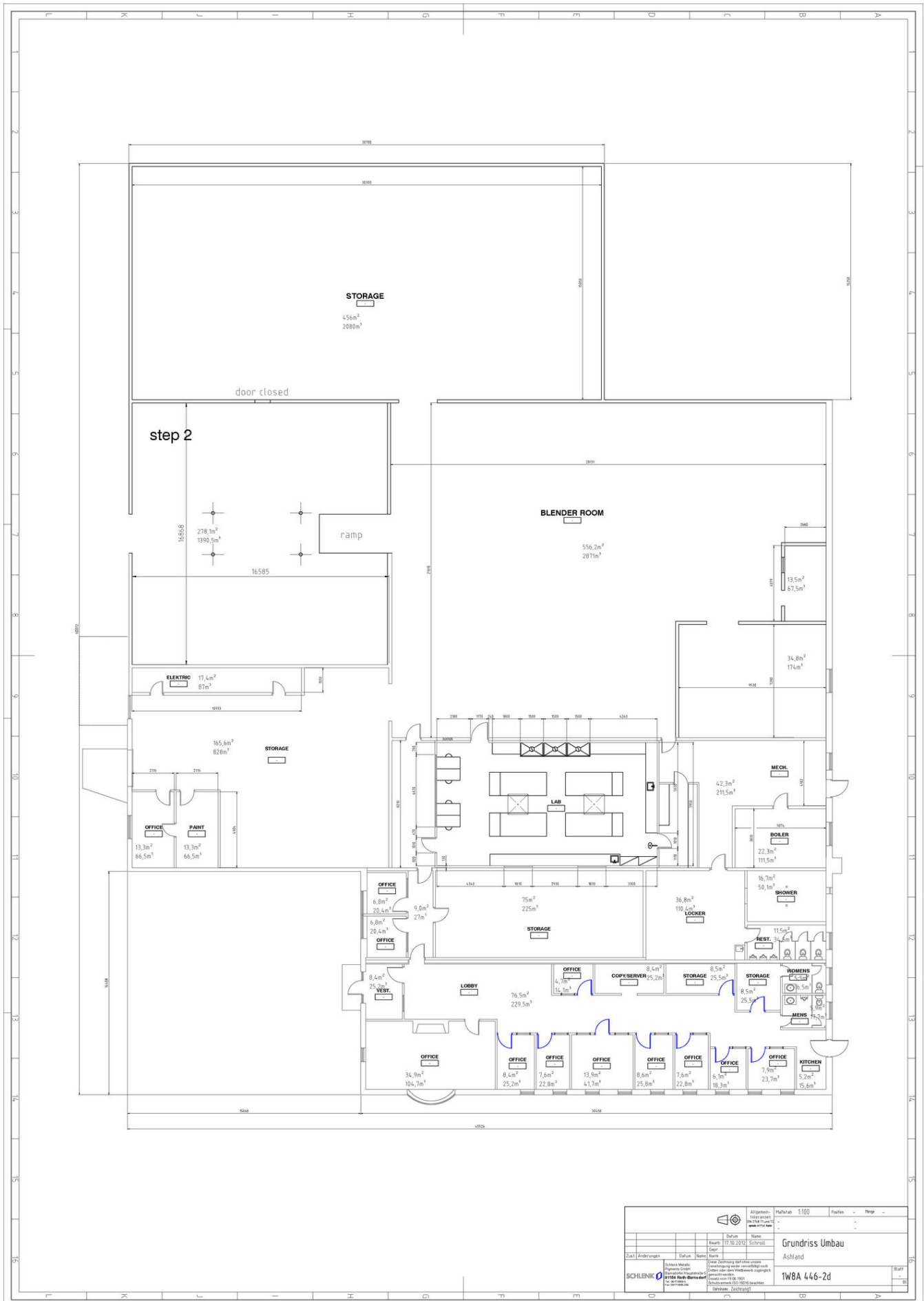
PROPERTY SPECIFICATIONS	
Building Size:	25,000 SF
Available Space:	25,000 SF
Lot Size:	4.76 AC
Clear Height:	11'6"-14'6"
Loading:	2 dock height/tailboard 1 van height
Power:	1,000 amps
HVAC:	AC in office/gas heat
Construction:	Block w/ steel frame
Year built:	1955
Utilities:	Town water and sewer
Lease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





Hudson

Sudbury

W



HIGHWAY PROXIMITY



6.7 MILES
18 MINUTES



3 MILES
7 MINUTES



7.6 MILES
20 MINUTES



EZ STORAGE

Public Storage

THE HOME DEPOT

126 SELF STORAGE

SCHLENK

LIFETIME

FedEx

COCHITUATE



Wellesley

Southborough

FAYVILLE



GOLDEN TRIANGLE



Natick

BOSTON
24 MILES | 40 MINS

WORCESTER
30 MILES | 42 MINS

Framingham

Ashland



40 NICKERSON RD.
ASLAND, MA

Sherborn

Dover

WOODVILLE

Hopkinton



Holliston

Medfield

Upton

BRAGGVILLE

MILFORD

Milford

Hopedale

Mendon



Bellingham

Benjamin Moore

INTEGRA
Network Services, LLC

Milton

CAT

PEI

B BP
Boston BioProducts

TRANSCAT
PIPETTES

Waters

Roadtex
An ECHO Company

CUBESMART
self storage

Nitto

Avecia

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