



53 AYER RD

LITTLETON, MA

FOR LEASE | 74,000 SF WAREHOUSE SPACE

- Subdividable to 46,000 SF and 28,000 SF
- 38' Clear
- Tailboard & Drive-in Loading
- Situated on 63 Acres
- Two 10 Ton Cranes

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

38' Clear | 74,000 SF Warehouse Space Completely Refurbished on 62 AC

PROPERTY HIGHLIGHTS

- Subdividable 46,000 SF and 28,000 SF
- 38' Clear
- No Columns
- Tailboard & Drive-in Loading
- Two 10 Ton Cranes
- Situated on 63 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,417	16,899	71,784
Total Population	16,923	45,041	196,353
Average HH Income	\$183,034	\$192,379	\$190,427

PROPERTY SPECIFICATIONS

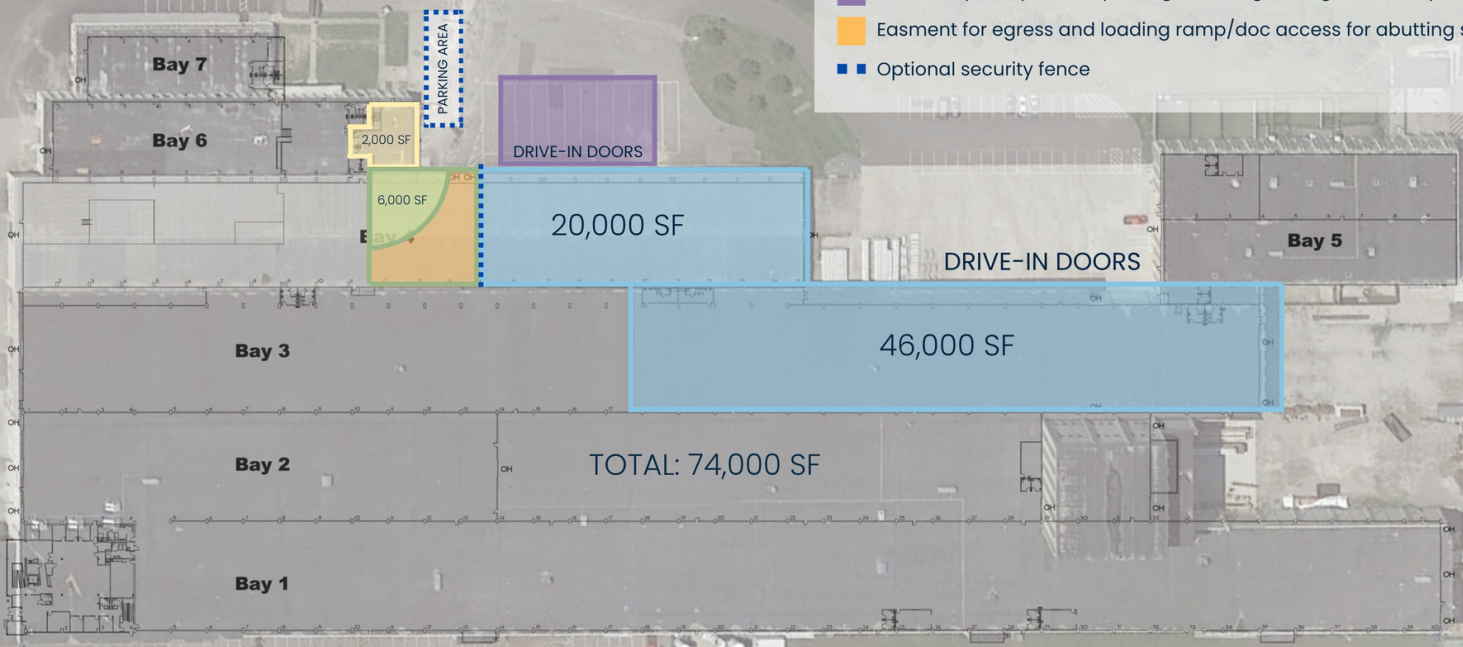
Building Size:	385,000 SF
Available SF:	74,000 SF
Subdividable:	46,000 SF and 28,000 SF
Lot Size:	63 Acres
Lease Rate:	Market
Tailboard Docks:	4 Existing (8 More can be Added)
Clear Height:	New LED
Cranes:	Two (2) 10T Cranes
Columns:	38'
Power:	Municipal; 800 AMP
Year Renovated:	2021
Parking:	Ample
Zoning:	Industrial
Lease Rate:	Market





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- Exclusive warehouse space
- Exclusive office space ~2,000 SQFT
- Common warehouse space ~6,000 SQFT
- Exclusive yard space for parking, handling, storage and ramp access
- Easement for egress and loading ramp/doc access for abutting space
- Optional security fence



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FOR LEASE | 74,000 SF WAREHOUSE SPACE FOR LEASE

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