



# 321 SPEEN ST

**NATICK, MA**

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FOR LEASE | APPROXIMATELY 16,000 SF WAREHOUSE STORAGE SPACE

- 0.5 Miles from Route 9
- 0.8 Miles from Route I-90
- Competitive lease rate

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

16,000 SF of basement warehouse storage space for Lease. Ideal location right on Speen St. in Natick. Near major highways like I-90, Route 9, and I-95. Competitive lease rate for those who need ample storage in a central location.

## PROPERTY HIGHLIGHTS

- 0.5 Miles from Route 9
- 0.8 Miles from Route I-90
- Competitive Lease Rate

## PROPERTY SPECIFICATIONS

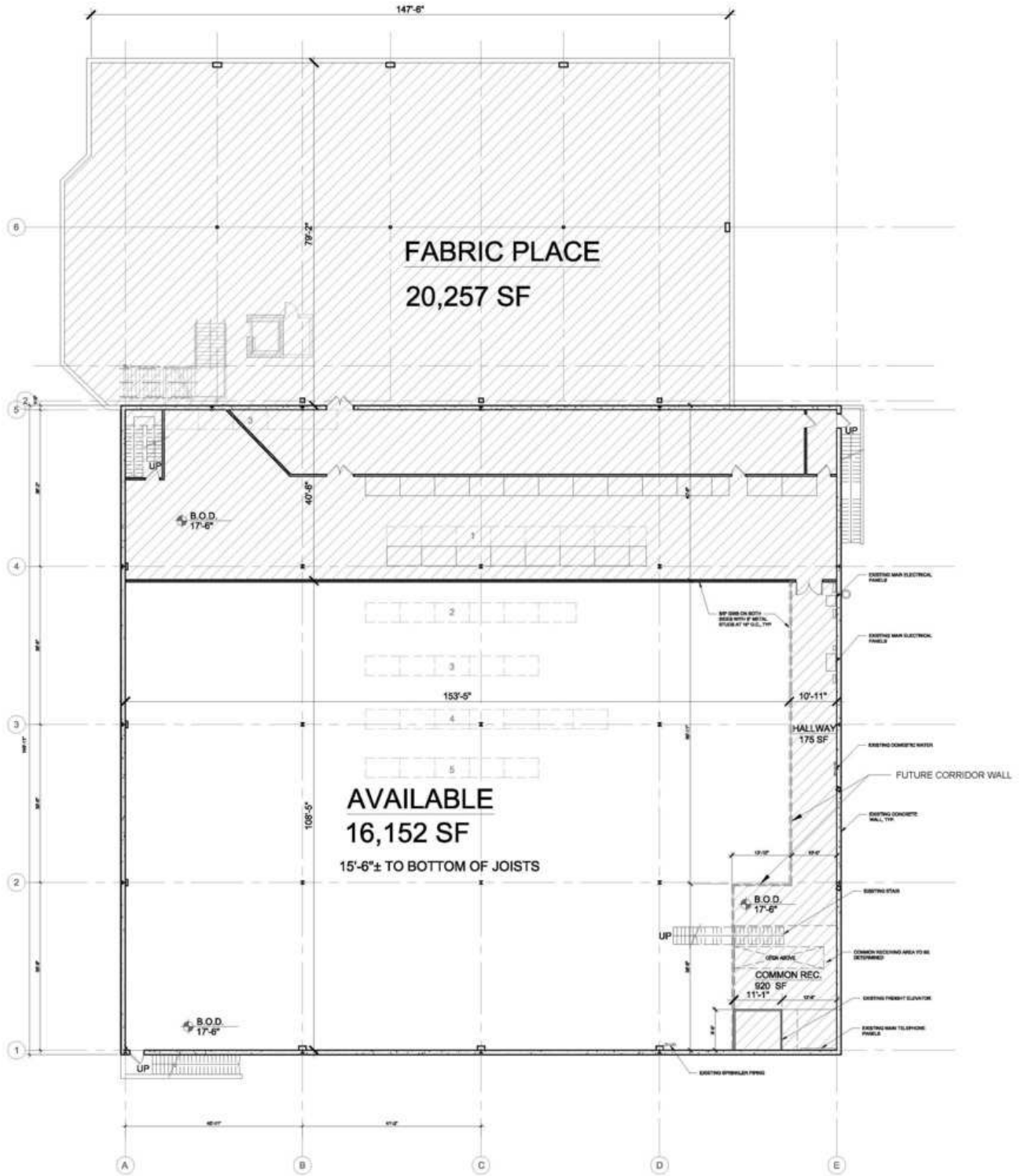
Building Size:	215,426 SF
Available Space:	16,000 SF
Lot Size:	15.71 AC
Docks:	1 ext
Freight Elevator:	Direct Elevator Access
Construction:	Reinforced Concrete
Parking:	Ample
Clear Height:	14'
Lease Rate:	\$9.50

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	32,322	57,008	176,094
Total Population	81,686	151,402	470,080
Average HH Income	\$156,333	\$194,612	\$215,056



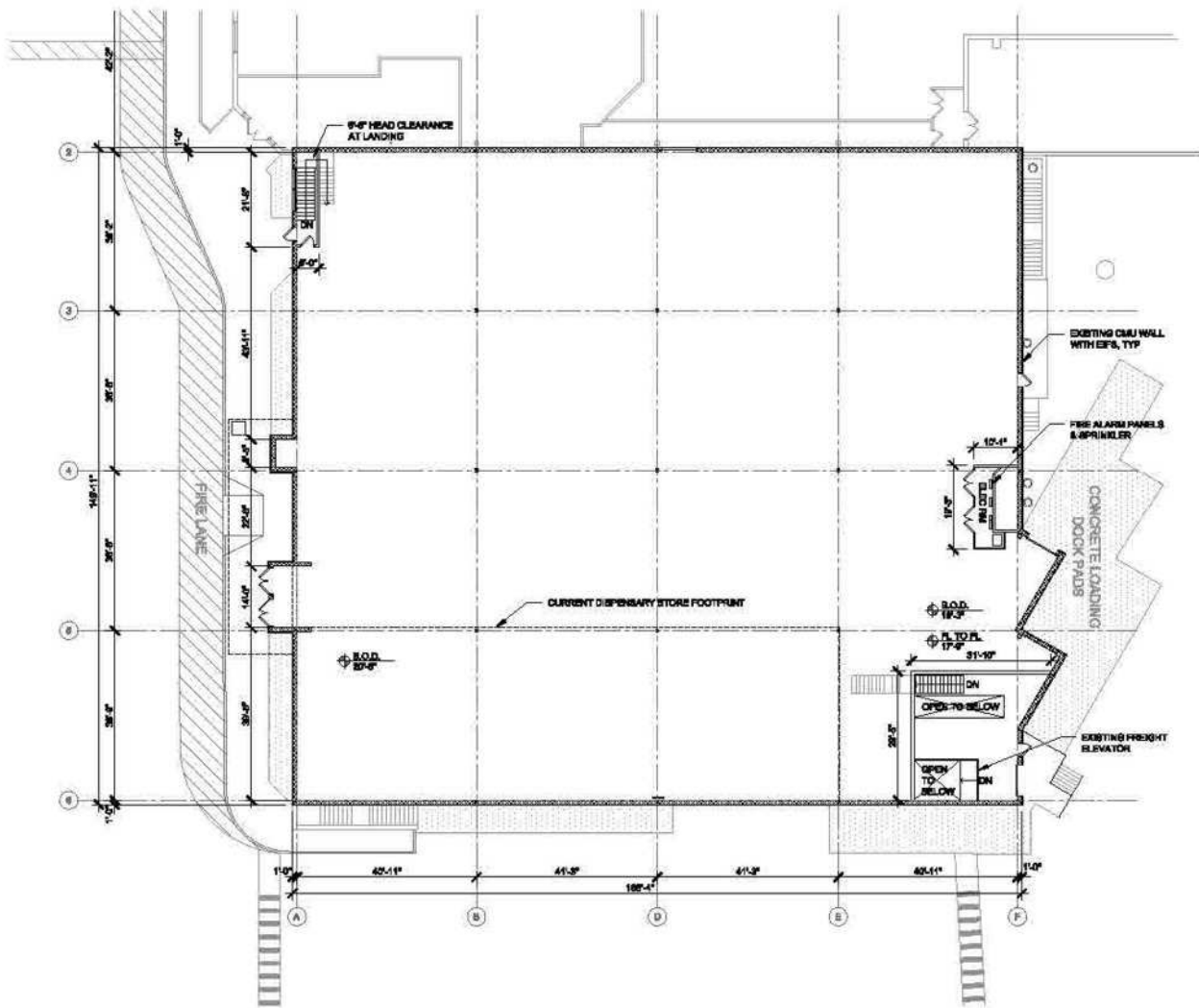


# SITE PLAN

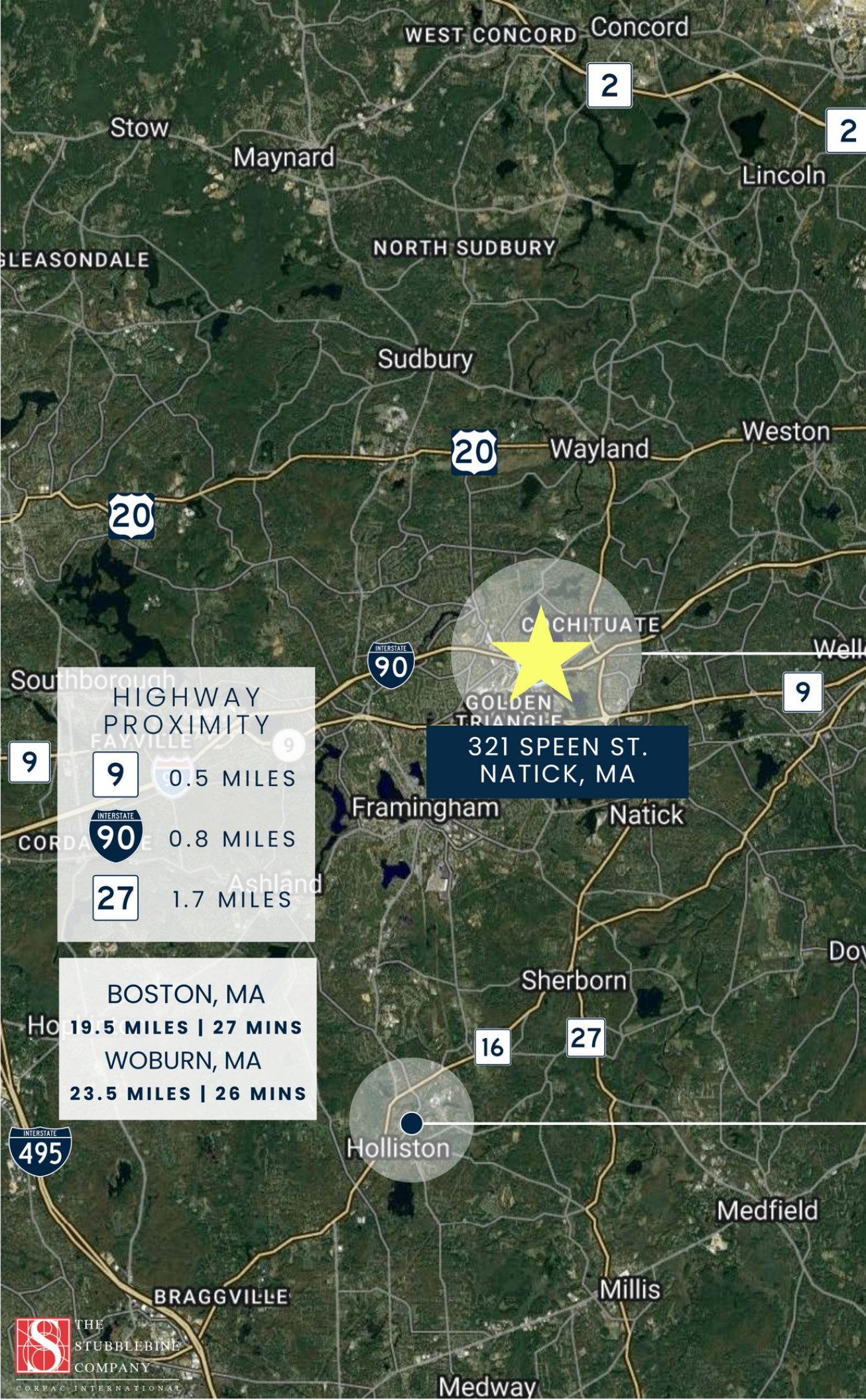


**1 FLOOR PLAN**  
SCALE: 1/16" = 1'-0"  
0 8 16 32

# FLOOR PLAN



A2 FIRST FLOOR PLAN AS-BUILT  
SCALE: 1/16" = 1'-0"



321 SPEEN ST.  
NATICK, MA

**HIGHWAY PROXIMITY**

- 0.5 MILES
- 0.8 MILES
- 1.7 MILES

**BOSTON, MA**  
19.5 MILES | 27 MINS

**WOBURN, MA**  
23.5 MILES | 26 MINS

NATICK MALL  
★ macy's  
SKECHERS



NORDSTROM  
the paper store



BARNES & NOBLE

FedEx



AMERESCO



Milton



Hello Storage

# 321 SPEEN ST NATICK, MA

FOR LEASE | APPROXIMATELY 16,000 SF WAREHOUSE SPACE AVAILABLE

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