

21 INDUSTRIAL ROWE

GARDNER, MA

FOR LEASE | 30,000 SF WAREHOUSE SPACE AVAILABLE

- 30' Clear
- 4 Tailboard Docks
- Located just off Route 2

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

30,000 SF Warehouse Space Available for Lease

PROPERTY HIGHLIGHTS

- 4 Tailboard Docks
- Located just off Route 2
- 30,000 SF Available with 30' Clear

OFFERING SUMMARY

Building Size:	76,741 SF
Lot Size	5.12 AC
Available SF:	30,000 SF
Loading Docks:	Four (4)
Clear Height:	30'
Zoning:	Industrial
Sprinklers:	Wet
Lease Rate:	$7.95/SF NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,811	13,659	30,920
Total Population	20,489	33,689	78,225
Average HH Income	$81,491	$94,225	$105,098


6
7




TOYOTA
TOYOTA




IMPACT FIRE
KSARIA
LOWE'S
COSTCO WHOLESALE
NASHUA SELF STORAGE
GARDNER Outlet FURNITURE
FedEx
COLEMAN Assembly & Packaging
GARLOCK FLEXIBLES
Seaman PAPER
GRAVES CONCRETE
CUBESMART self storage
amazon
LINCARE A Linde company
THE HOME DEPOT
ckSmith SUPERIOR A TOTAL ENERGY COMPANY Heating Oil • Propane • Diesel Fuels
QXO
POLAR
UNIFIED2 GLOBAL PACKAGING GROUP
HIGHWAY PROXIMITY
2 0.5 MILES
INTERSTATE 190 16 MILES
BOSTON, MA
61 MILES | 1 H 12M
WORCESTER, MA
37 MILES | 40 MINS
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL
21 INDUSTRIAL ROWE
GARDNER, MA
1 MILE
2 MINUTES
Concord
Henniker
Bow
Hooksett
Manchester
Bedford
Keene
Swanzey
Peterborough
Merrimack
Nashua
Orange
Athol
Fitchburg
Leominster
INTERSTATE 495
INTERSTATE 190
INTERSTATE 290
Marlborough
20
Framingham
INTERSTATE 90
Worcester
Auburn
INTERSTATE 90
INTERSTATE 395
Sturbridge
INTERSTATE 84
Woonsocket
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