



21 INDUSTRIAL ROWE

GARDNER, MA

FOR LEASE | 30,000 SF WAREHOUSE SPACE AVAILABLE

- 30' Clear
- 4 Tailboard Docks
- 1 Mile from 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
- 1 Mile from 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





- 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

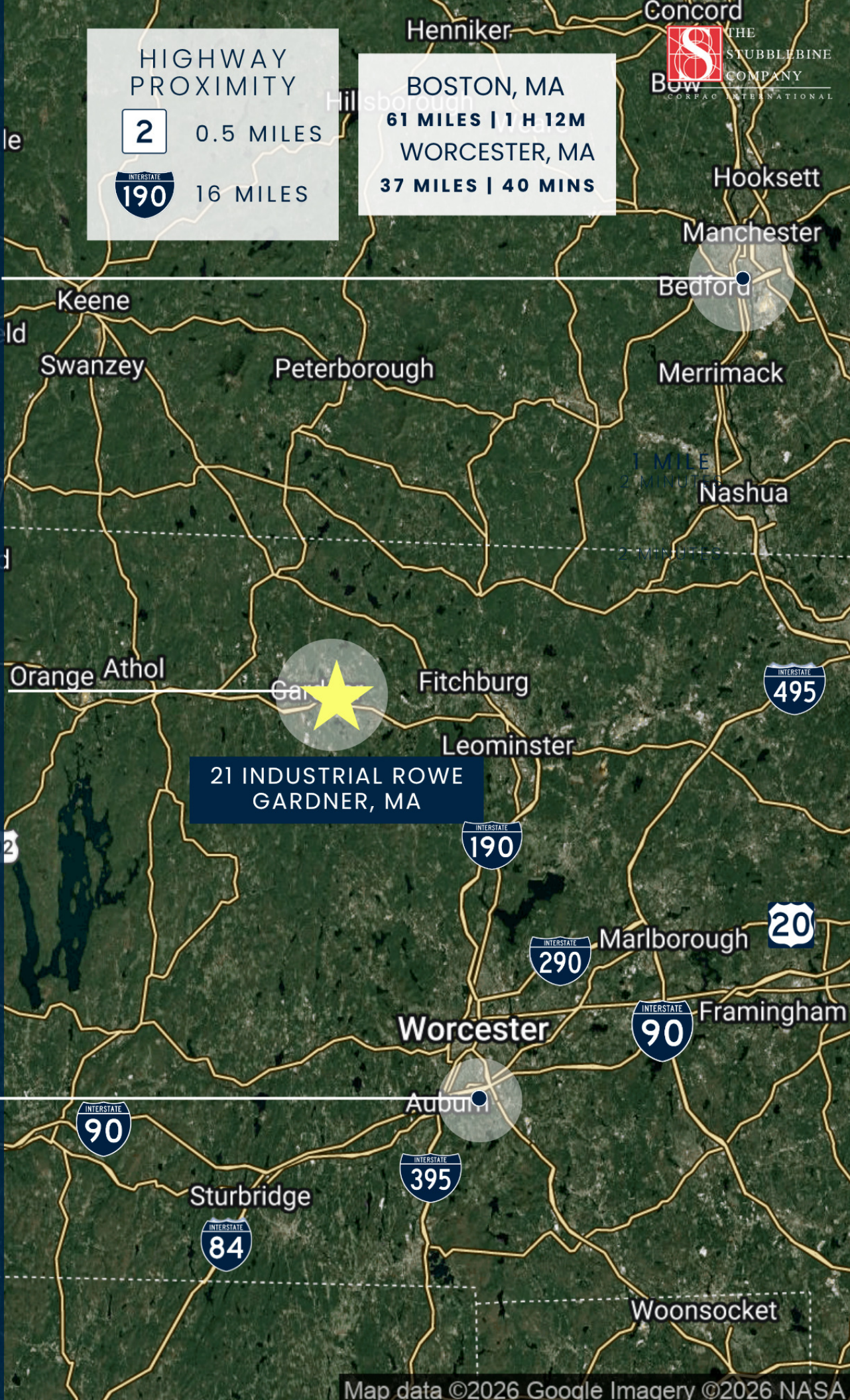
2 0.5 MILES

INTERSTATE 190 16 MILES

BOSTON, MA
61 MILES | 1 H 12M

WORCESTER, MA
37 MILES | 40 MINS

Concord THE STUBBLEBINE COMPANY CORPAC INTERNATIONAL



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