

# 151 SUFFOLK LANE GARDNER, MA

MODERN INDUSTRIAL BUILDING ON 67,200 SF  
OFFERING MEMORANDUM



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL

# EXECUTIVE SUMMARY

The Stubblebine Company presents the opportunity to acquire the the 67,200 square-foot Industrial Building on 6.82 AC. This building is 100% leased to cascade environmental until 5/2029. Built in 1999, this modern Class B industrial property is perfect for efficient production, storage, and distribution. Whether you're expanding capacity or investing in a high-value asset, this property delivers the space, infrastructure, and location your business needs to thrive.

151 Suffolk Lane Gardner, MA is just minutes from Route 2 and Route 140, connecting you to Worcester, Boston, and the rest of New England.

## PROPERTY OVERVIEW

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Building Size:  | 67,200 SF                                                       |
| Lot Size:       | 6.82 AC                                                         |
| Year Built:     | 1999                                                            |
| Ceiling Height: | 22' Clear                                                       |
| Construction:   | Concrete                                                        |
| Roof:           | Low sloped rubber roof w/ flashing                              |
| Lighting:       | LED                                                             |
| Power:          | 3,000 Amps, 227-480 V 3 P                                       |
| Column Spacing: | 42'x40'                                                         |
| Sprinklers:     | Wet Systems                                                     |
| Parking:        | 97 Spaces                                                       |
| Loading:        | Four (4) dock doors w/ levelors<br>and three (3) drive-in doors |
| Zoning:         | Industrial                                                      |
| Utilities:      | Water, Sewer, City of Gardner                                   |
| Heat:           | Propane, combination radiant and modine units                   |





# PROPERTY HIGHLIGHTS

**Single-tenant Building**  
offering stability and simplicity for ownership and management.

**High-quality construction with four loading docks and three drive in doors**  
offering tenants maximum efficiency for shipping, receiving, and distribution. This combination makes the building highly adaptable for a wide range of industrial users — from manufacturing to logistics.

**Strategic Location & Transportation Infrastructure**  
It lies along State Route 2, a principal east-west corridor that facilitates movements of goods across Massachusetts and into neighboring states.

**Strong Local Manufacturing Base & Workload**  
Gardner has a solid base of existing manufacturing and industrial employers: Garlock Printing & Converting, New England Woodenware, ACT Fastening Solutions, and several more.

# TENANT HIGHLIGHTS

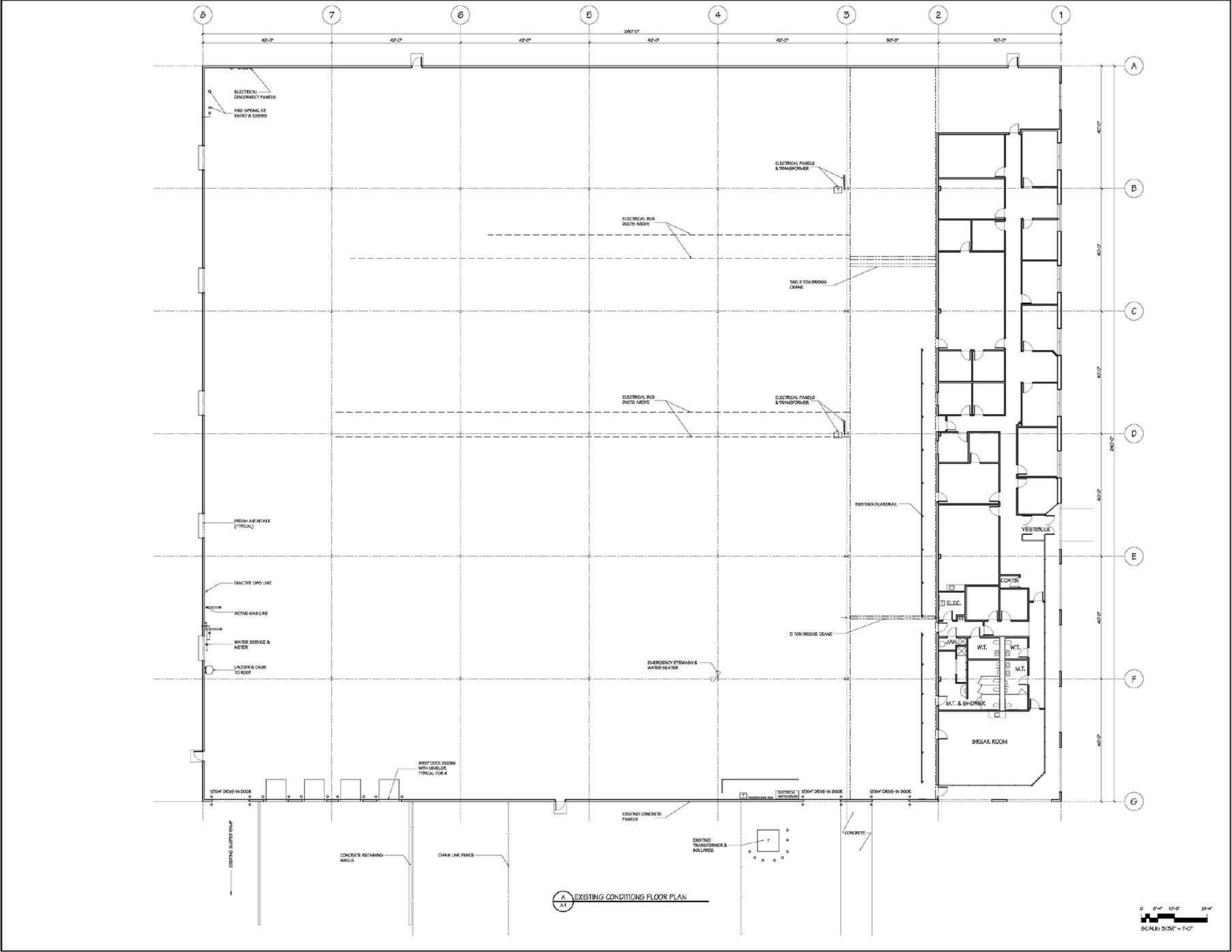
TENANT CASCADE ENVIRONMENTAL'S ESTIMATED  
ANNUAL REVENUE IS \$61.5M PER YEAR

RENTAL RATE: \$6.07/NNN

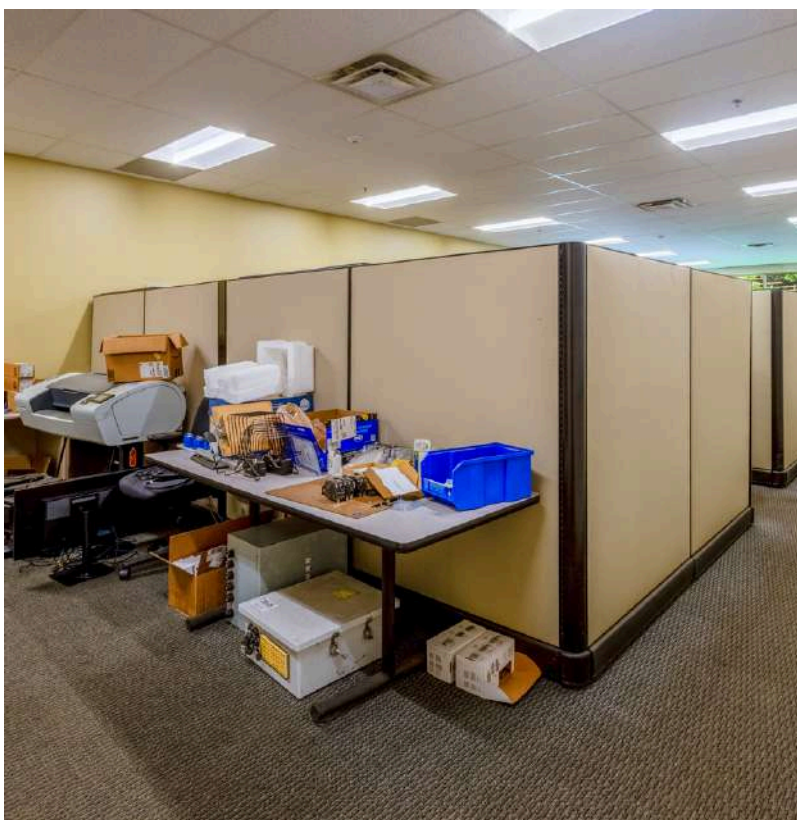
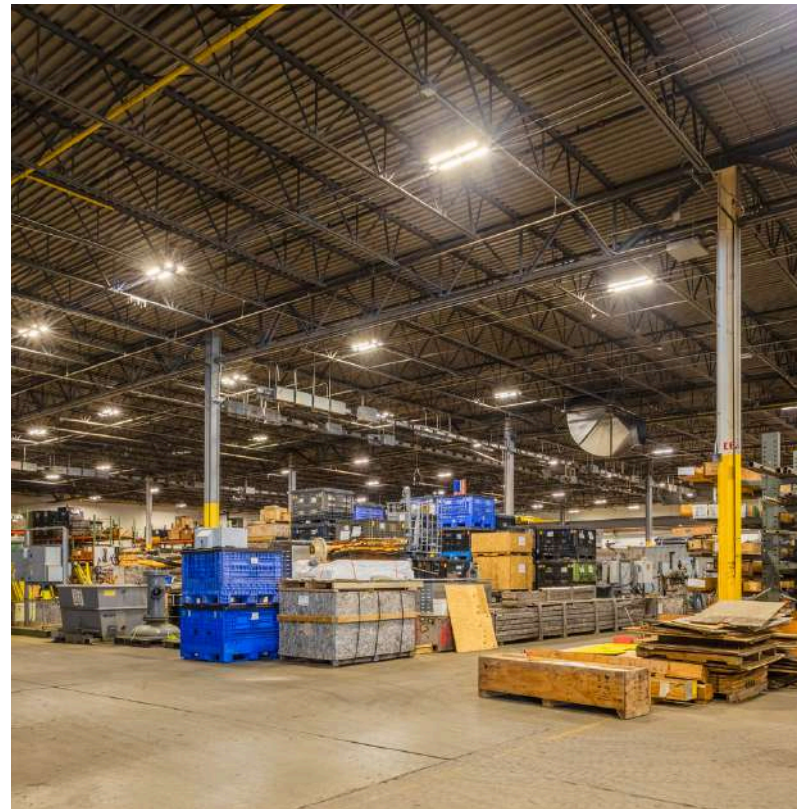
ANNUAL ESCALATIONS: 2.5%

LED: 5/1/2029

# FLOOR PLAN



# INTERIOR PHOTOS



## Tenant Profile

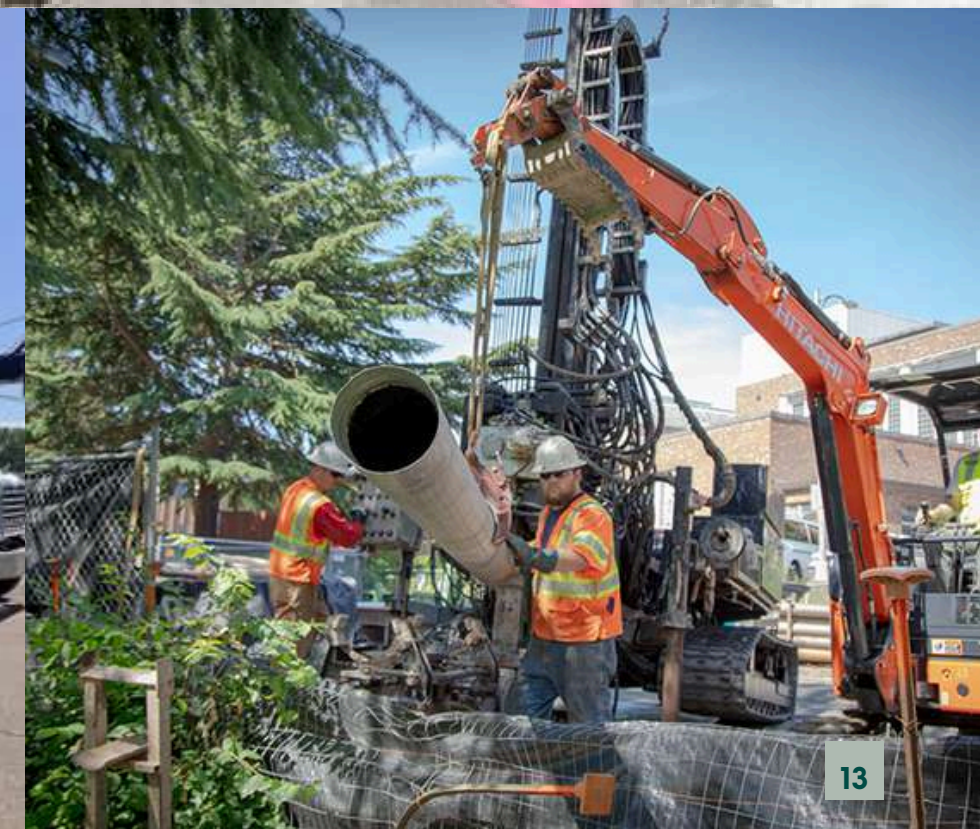
Cascade Environmental is a U.S. company specializing in environmental and geotechnical field services.

At the Gardner site, their activities include:

Drilling: sonic drilling, auger, rotary, direct push, coring, etc. They have mini rigs, compact crawlers, as well as full size truck-mounted rigs.

Site Characterization: they conduct environmental & geotechnical investigations to determine subsurface conditions, contaminants, etc.

Remediation: both general ("site remediation") and thermal remediation via TerraTherm. Thermal remediation means using heat technologies to remove or destroy subsurface contaminants (soil, rock, groundwater)



# HISTORY OF GARDNER, MA

## Gardner, MA The “Chair City”

First settled in 1764, Gardner soon developed into a major furniture manufacturing center, thanks to abundant forests and nearby water power.

The success of furniture manufacturing fueled population growth, with waves of immigrants settling in the city to work in the mills and factories.

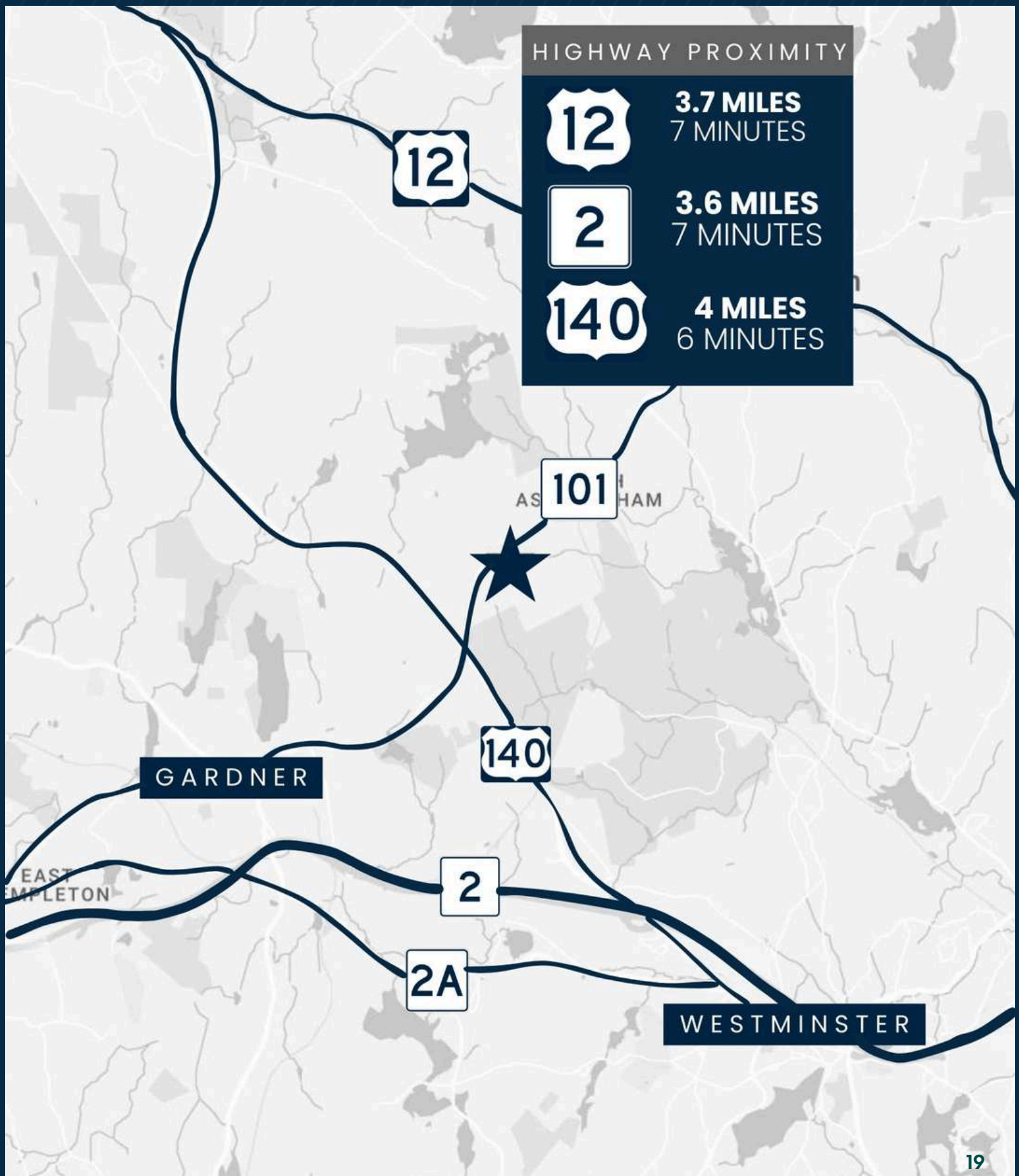


Because of this industry, Gardner gained the nickname **“The Chair City of the World”** – at one point producing over **1.2 million chairs per year.**



Today – Gardner retains its heritage as “Chair City,” with furniture outlets, manufacturing heritage, and community revitalization efforts.

# STRATEGICALLY LOCATED IN GARDNER'S PRIME INDUSTRIAL CORRIDOR



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