



SCULLEY RD BUILDING B

AYER, MA

FOR LEASE | 26,045 SF INDUSTRIAL SPACE ON 1.69 AC

- Easy access to Route 2 through Ayer or Devens

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

26,045 SF industrial space within a 32,000 SF building on 1.69 AC

Situated in the Molumco Industrial Park close to Devens, the building can accommodate manufacturing and warehousing.

PROPERTY HIGHLIGHTS

- 10'-16' Clear height
- Renovated in 2022
- 2 Loading docks and 1 drive in door
- Easy access to Route 2

PROPERTY SPECIFICATIONS

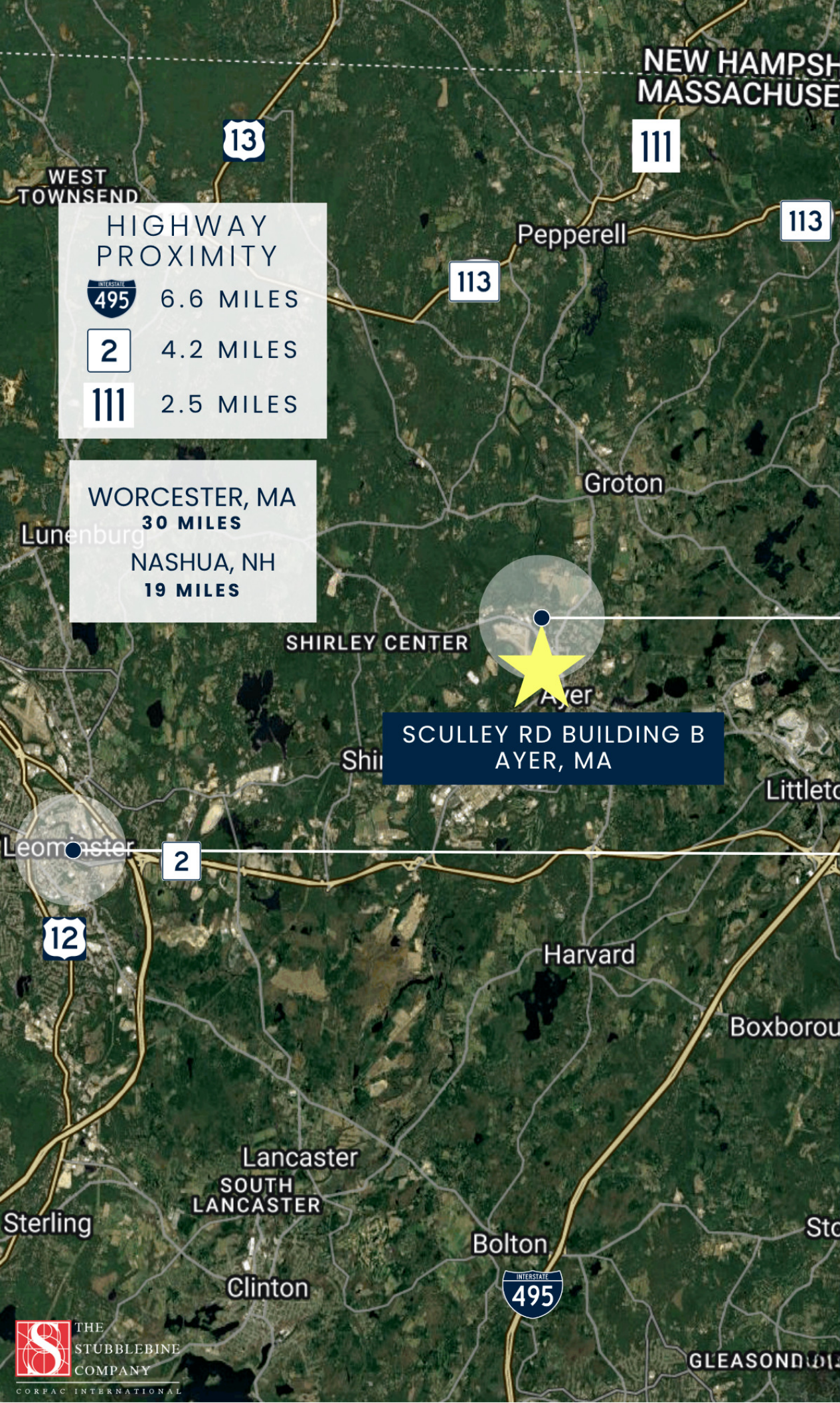
Building Size:	32,000 SF
Available SF:	26,045 SF
Lot Size:	1.69 AC
Clear Height:	10'-16'
Loading:	2 Docks and 1 Drive-in
Power:	1,600 Amps
Utilities:	Town water and sewer
Heat:	Propane
Zoning:	LI - Light Industrial
Lease Rate:	\$8/SF NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,431	11,364	72,371
Total Population	14,682	32,800	191,517
Average HH Income	\$146,434	\$176,629	\$156,385



FLOOR PLAN





HIGHWAY PROXIMITY

	6.6 MILES
	4.2 MILES
	2.5 MILES

WORCESTER, MA
30 MILES

NASHUA, NH
19 MILES

**SCULLEY RD BUILDING B
AYER, MA**

- O'Reilly** AUTO PARTS
- SMC Ltd.**
- Eastern**
- QUIET LOGISTICS**
- sappi**
- VulcanForms**
- NEWCO**
- NEW ENGLAND SHEETS**
- avantor™**
- NEPW LOGISTICS**
- RYERSON**
- QUIET LOGISTICS**
- AIS**
- closetbox**
- WIN WASTE INNOVATIONS™**
- ABC Moving**
MOVING & STORAGE
- Chroma**
Color Corporation
- RPM**
MICRO SOLUTIONS
- newp™**
- THE HOME DEPOT**
- UPF**
UNITED PLASTIC FABRICATING
- CARBON COMPOSITES, INC.**
Innovations in Carbon
- AURORA** Material Solutions

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ALAN RINGUETTE
978.265.8112
alan@stubblebinecompany.com

ELLEN GARTHOFF
978.760.1263
ellen@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

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