



**NAI** Glickman Kovago & Jacobs

109,374 SF INDUSTRIAL BUILDING | FOR SUB-LEASE

**77 INDUSTRIAL ROWE  
GARDNER | MA**

# PROPERTY DESCRIPTION

## 77 Industrial Rowe Gardner | MA



109,374 SF industrial building available for sublease

Convenient location, less than 2 miles from Route 2



Two-building configuration offering flexible functionality

49,374 SF section with four loading docks, one grade-level drive-in door, and 12'-17' clear



60,000 SF addition featuring 24-30' clear height and includes five loading docks and one grade-level drive-in door

### SITE INFORMATION:

**Building Size:** 109,374 SF

**Lot Size:** 7.55 Acres

**Zoning:** IND 2

**Ceiling:** 30'-11'  
See Floor Plan

**Power:** 4 Wire  
3 Phase | 1600A | 277/480V

**Loading:**

- **Grade Level Doors:** Two
- **Dock High Doors:** Nine

**Utilities:**

- **Water | Sewer:** Town
- **Heat:** Natural Gas

**Sprinkler:** Wet ESFR Sprinkler

# FLOOR PLAN



# LOCATION OVERVIEW

## **Strategic Industrial Location:**

Located in North Central Massachusetts with direct access to Route 2, a primary east-west industrial corridor serving the region

## **Regional & Interstate Connectivity:**

Route 2 provides efficient connections to Fitchburg, Leominster, and Greater Boston, with access to I-190, I-495, and the greater New England distribution network

## **Established Industrial Market:**

Gardner is a historically strong manufacturing hub with an experienced labor force and existing industrial infrastructure

## **Business-Friendly Community:**

Competitive operating costs, favorable zoning, and municipal support for industrial and manufacturing users

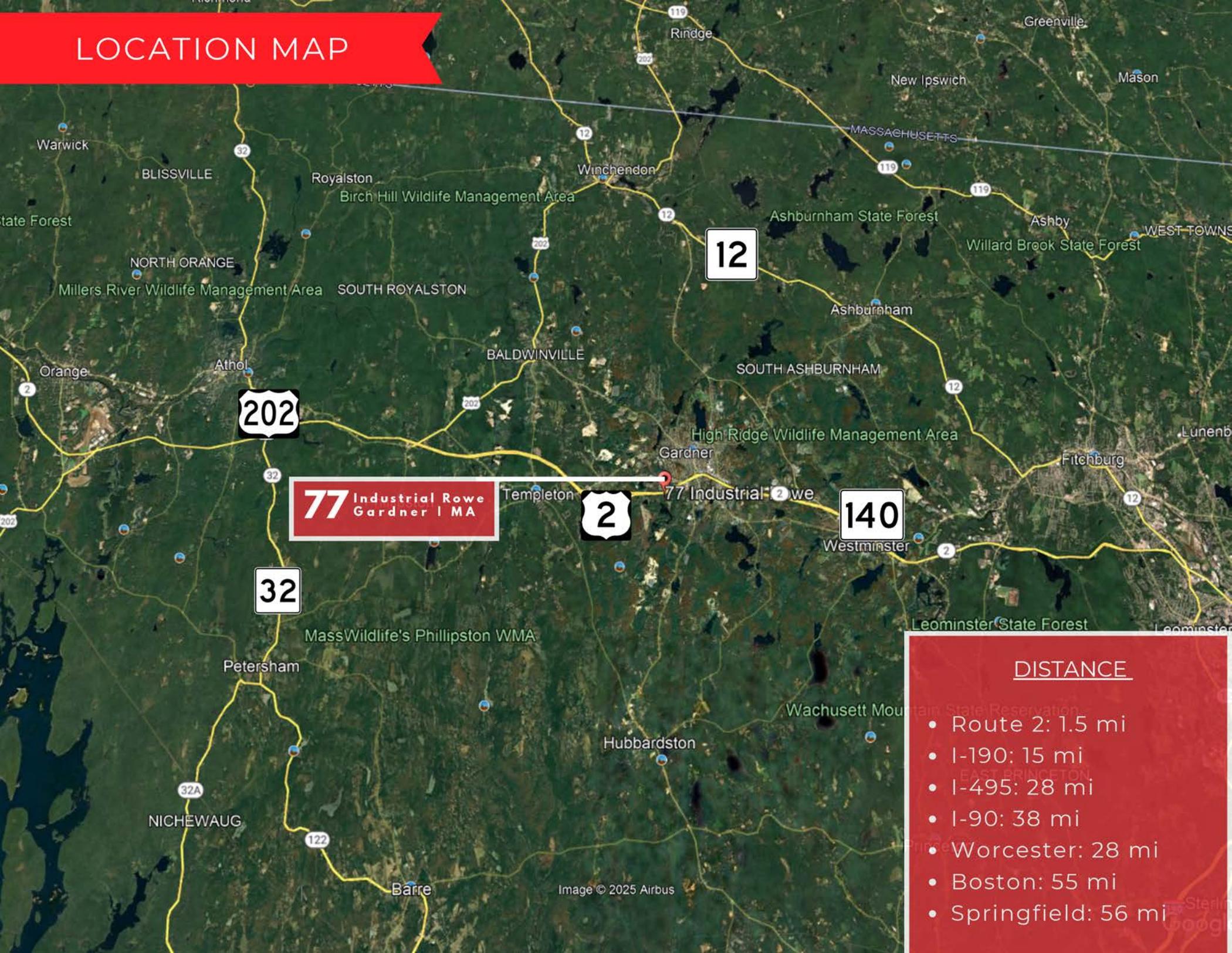


Strategic industrial corridor with interstate connectivity



Convenient Access to major highways (Route 2)

# LOCATION MAP



**77** Industrial Row  
Gardner | MA

DISTANCE

- Route 2: 1.5 mi
- I-190: 15 mi
- I-495: 28 mi
- I-90: 38 mi
- Worcester: 28 mi
- Boston: 55 mi
- Springfield: 56 mi

OFFERED EXCLUSIVELY BY:

# **NAI** Glickman Kovago & Jacobs

111 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

[www.glickmankovago.com](http://www.glickmankovago.com)

**JAMES GLICKMAN**

Principal

508-769-5007

[jglickman@nai-gkj.com](mailto:jglickman@nai-gkj.com)



**CODY MINER**

Vice President

508-389-3769

[cminer@nai-gkj.com](mailto:cminer@nai-gkj.com)



**JONAH GLICKMAN**

Vice President

508-868-3765

[jdglickman@nai-gkj.com](mailto:jdglickman@nai-gkj.com)



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**BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION**

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