



Prescott

Commercial Real Estate Brokerage

Industrial Building For Sale

100 AYER ROAD
SHIRLEY, MA 01464

39,643 SF
8.08 ACRES



CONTACT

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PROPERTY DETAILS



Property Information

Zoning Classification	Industrial
Lot Size	8.08 Acres
Water	Shirley Water District
Frontage	Approx. 730 feet
Access	3 miles to Route 2 .4 miles to Commuter Rail

Building Information

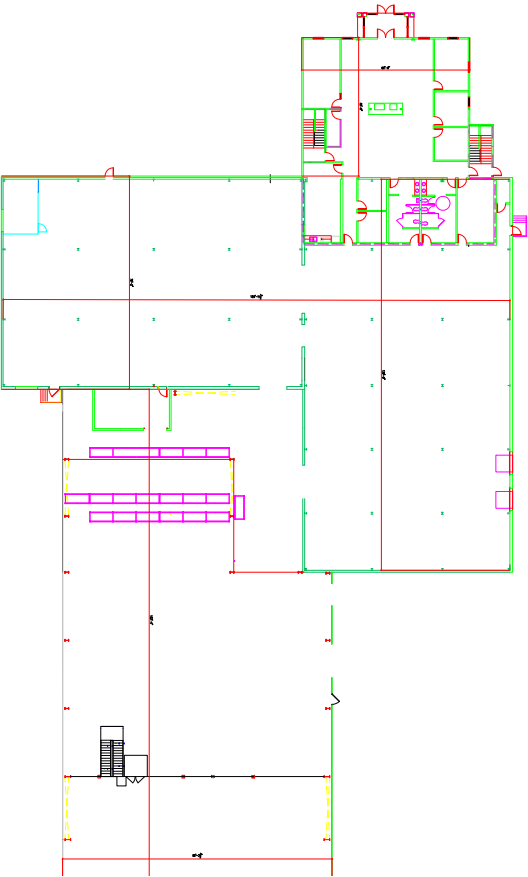
Renovated and Expanded	2007
Office	4,952 SF
Production	20,691 SF
Warehouse	14,000 SF
Clear Height	22' and 40'
Tailboard Loading	3 standard, 1 double
Electricity Provider	National Grid
Power	3,000 AMP 3-phase
HVAC	Natural Gas, National Grid



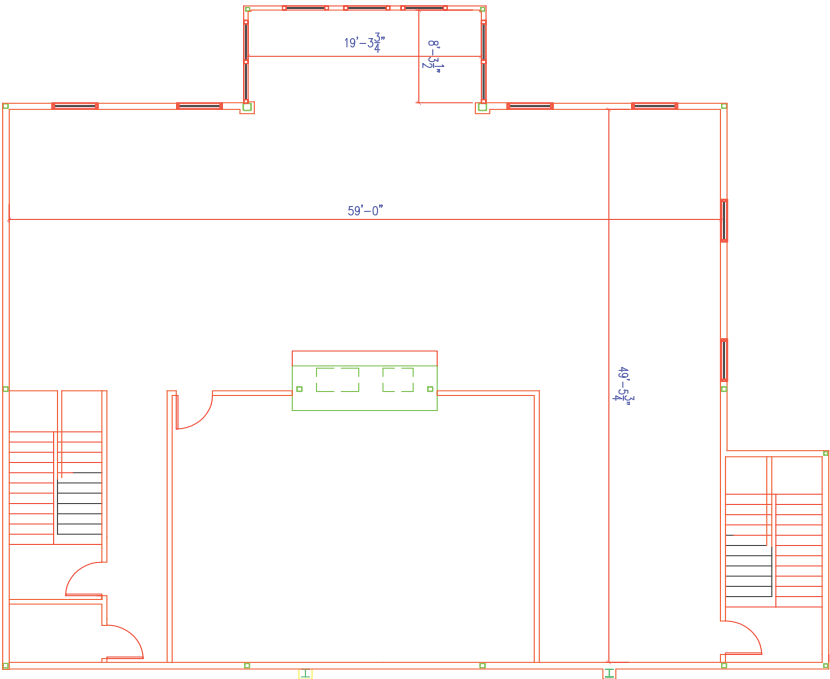
ADDITIONAL PHOTOS



FLOOR PLAN



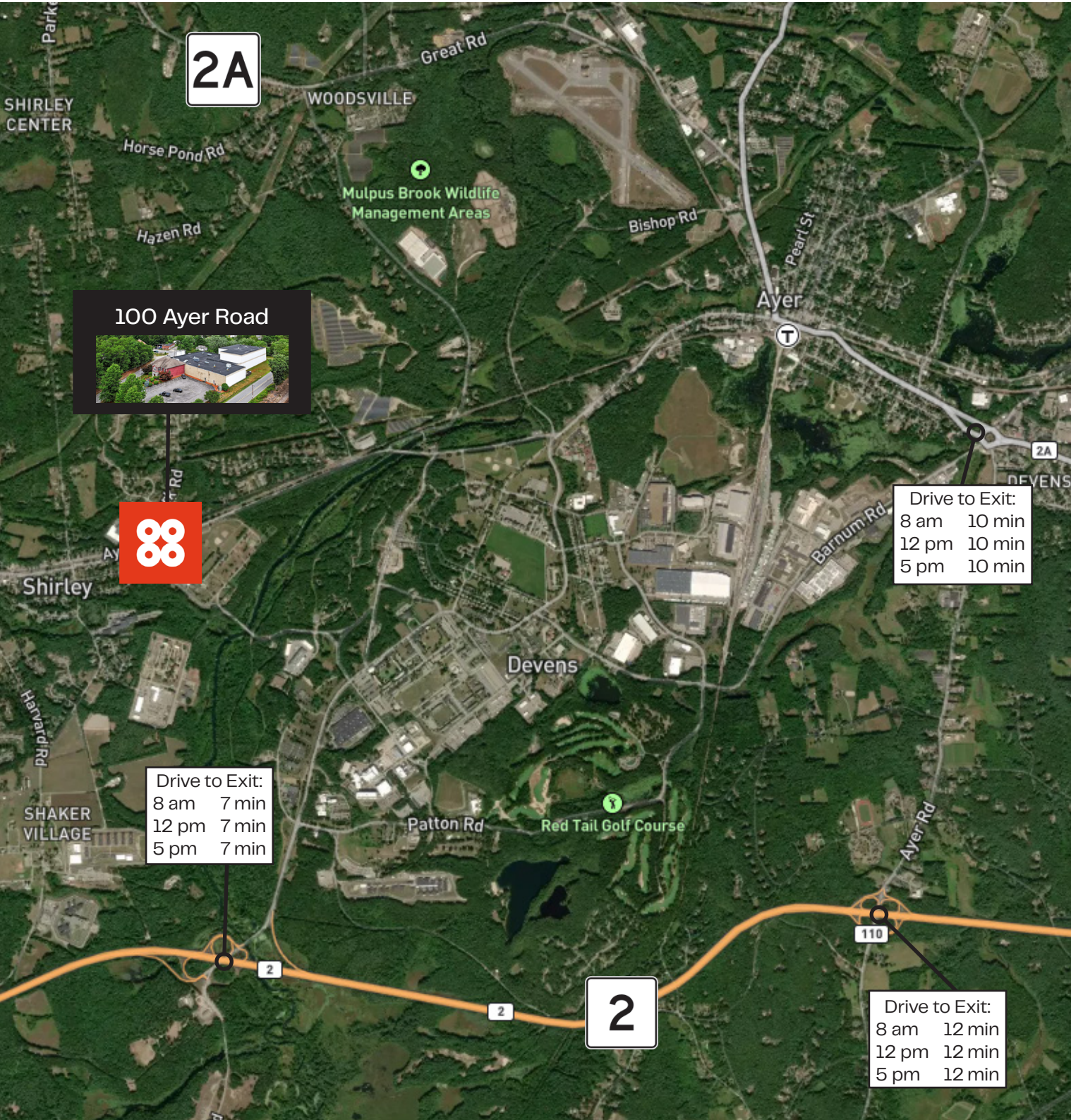
First Floor



Second Floor



NEIGHBORHOOD MAP



Drive times shown on this map are estimates based on Google Maps data and are provided for informational purposes only. Actual travel times may vary due to traffic, road conditions, weather, construction, and other unforeseen factors. Please use these estimates as a general guide and plan accordingly.



Industrial and Outdoor Storage (IOS) properties that do their job so you can do yours.

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