



95 AUBUCHON DRIVE

WESTMINSTER, MA

80,000 SF | 36' CLEAR | BUILD-TO-SUIT DISTRIBUTION BUILDING

- SPACE DELIVERY: 12 MONTHS FROM LEASE EXECUTION
- OUTSTANDING VISIBILITY FROM AND ACCESSIBILITY TO ROUTE 2
- FULLY PERMITTED



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

80,000 SF FLEX/INDUSTRIAL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Large 32.8 acre lot (up to 53 acres available)
- Outstanding highway visibility and accessibility to Route 2
- Easy access to Route 2, I-495 and I-90
- 3,000 amp service
- 15 loading docks
- ESR sprinklers
- All utilities
- Part of a 412,000 SF distribution/warehouse building

OFFERING SUMMARY

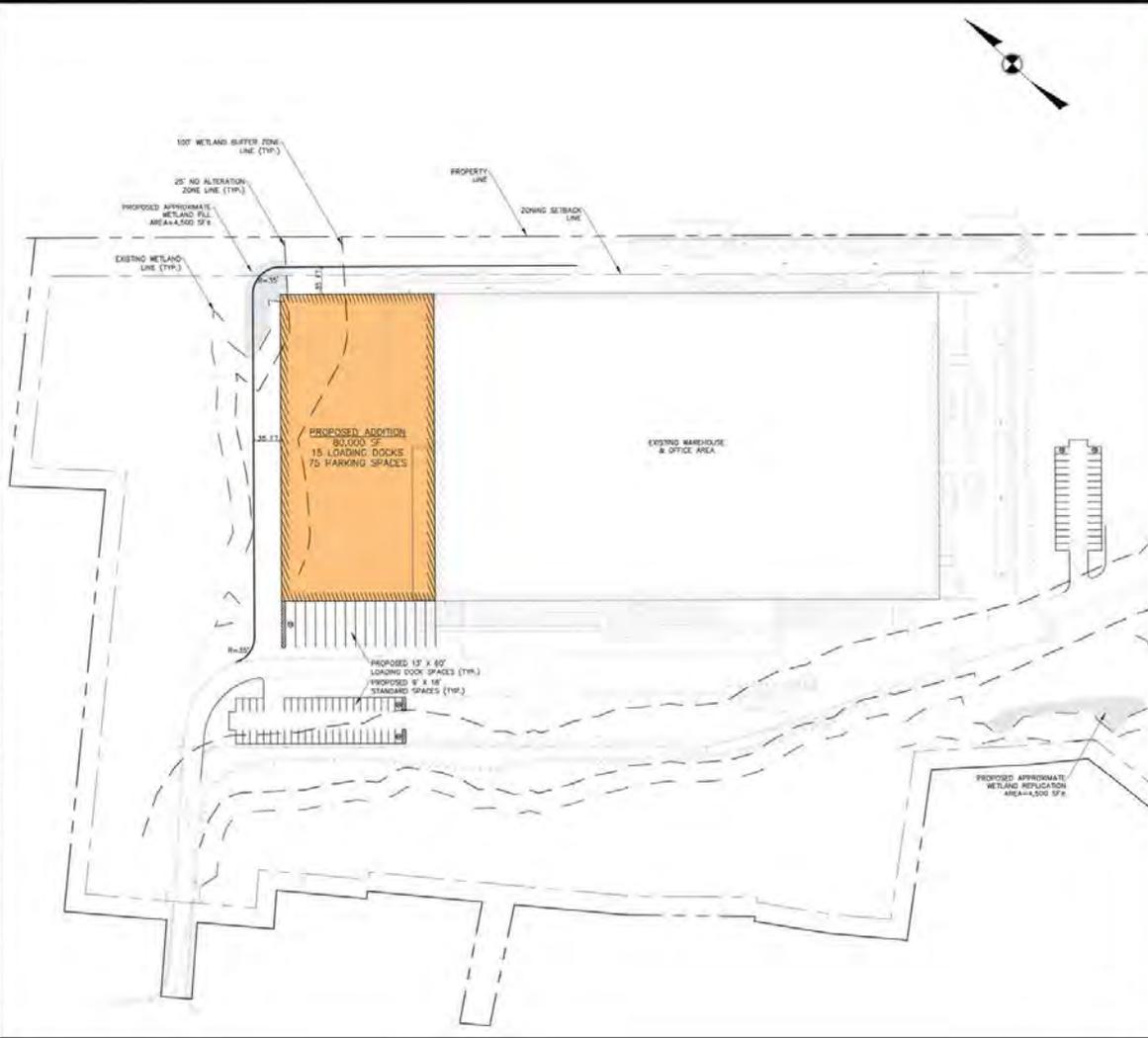
Lease Rate:	Negotiable
Available SF:	80,000 SF
Lot Size:	32.8 Acres
Building Size:	412,360 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,284	14,123	59,671
Total Population	8,311	32,645	141,526
Average HH Income	\$98,045	\$78,484	\$80,655

ADDITIONAL RENDERINGS



FLOOR PLANS



NOTES:
1. EXISTING CONDITIONS INFORMATION SHOWN HEREIN IS THE RESULT OF AN ON-SITE GROUND SURVEY PREPARED BY WHITMAN AND BISHAM ASSOCIATES, A DIVISION OF HALEY BARDI INC. IN NOVEMBER OF 2021.

ZONING SUMMARY:

DISTRICT: INDUSTRIAL-1

INDIVIDUAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	40,000 SF	52.8 AC.	Y
MIN. FRONT YARD:	25 FT.	52 FT.	Y
MIN. SIDE YARD:	25 FT.	25 FT.	Y
MIN. REAR YARD:	50 FT.	75 FT.	Y
MAX. HEIGHT:	30 FT.	32 FT.	Y
MAX. COVERAGE:	55%	47%	Y

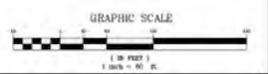
*EXISTING LOT IS A NON-COMFORMING LOT

PARKING SUMMARY:

REQUIREMENTS:
WAREHOUSE: 1 SPACE/100 SF

PROPOSED 80,000 SF WAREHOUSE=80,000 SF

PARKING REQUIRED:
WAREHOUSE: 80,000 SF ÷ 1 SP/100 SF = 800 SPACES
TOTAL SPACES REQUIRED: 80 SPACES
PROPOSED TRACTOR TRAILER SPACES: 15 SPACES
PROPOSED STANDARD SPACES: 75 SPACES
TOTAL SPACES PROPOSED: 90 SPACES



NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSES OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

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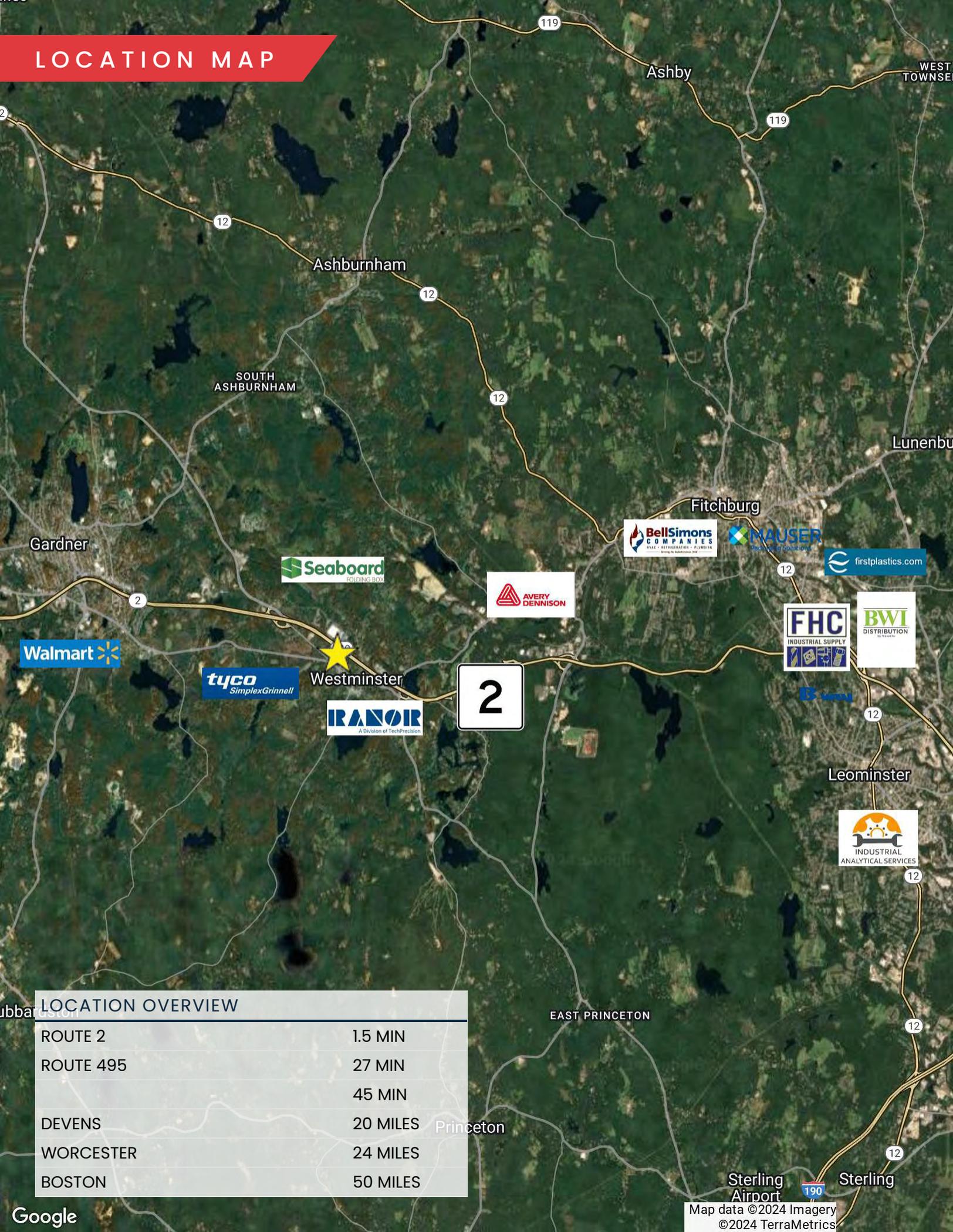
Project Name
Jumbo Capital Management
95 Aubuchon Drive
Westminster, MA

Sheet Title
Concept Plan

1/4" Scale 3/11
1/8" Scale 3/11/2020
May 12/2021 2.2.2021
Scale 1"=40'

Sheet No.
1

LOCATION MAP



LOCATION OVERVIEW

ROUTE 2	1.5 MIN
ROUTE 495	27 MIN
	45 MIN
DEVENS	20 MILES
WORCESTER	24 MILES
BOSTON	50 MILES

95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 80,000 SF BUILD-TO-SUIT OPPORTUNITY

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