



AUBURNDALE REALTY COMPANY

SINCE 1949

P.O. BOX 66125
335 AUBURN STREET
NEWTON, MA 02466
T: 617-332-6900
F: 617-965-2570
W: siorcre.com

**FOR LEASE
MERRIMACK WAREHOUSE FACILITY
95 FITCHBURG ROAD (RT. 2A)
AYER, MASSACHUSETTS**



**42,258 SQUARE FEET
at
\$ 10.95 per square foot, all net**

Offered By:

2025

**Robert J. Nahigian, FRICS, SIOR, CRE, MCR
Auburndale Realty Co.
P.O. Box 66125
335 Auburn Street
Newton, Massachusetts 02466**

**T: (617) 332-6900
C: (617) 962-6401
E: Rob@siorcre.com
W: siorcre.com**



INDIVIDUAL MEMBERS
SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS



INDIVIDUAL MEMBER
ROYAL INSTITUTE OF
CHARTERED SURVEYORS

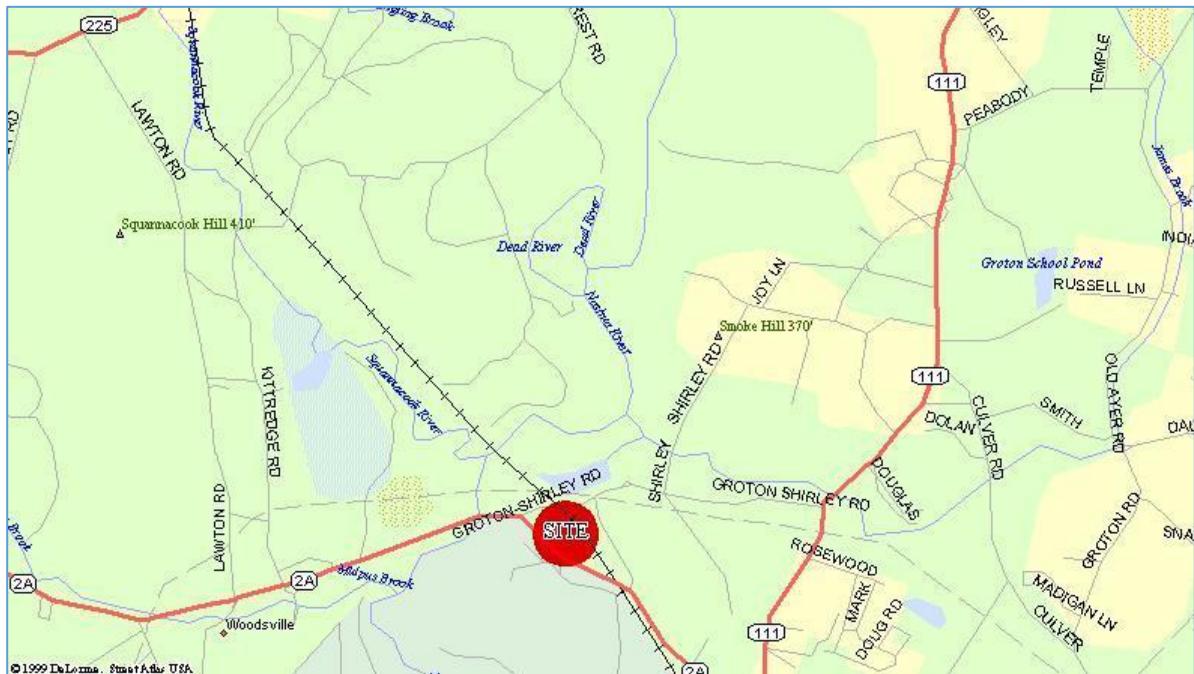


INDIVIDUAL MEMBER
THE COUNSELORS
OF REAL ESTATE



INDIVIDUAL DESIGNEE
MASTER OF CORPORATE
REAL ESTATE

LOCATION



**SUMMARY OF TERMS,
REPRESENTATION DISCLOSURE
AND BASIC INFORMATION**

Subject Location:	95 Fitchburg Road Ayer, Massachusetts 01432												
Quoted Rent:	\$ 10.95 psf, NNN												
Terms:	Five to Ten years												
Size Available:	42,258 Gross Square Feet, not subdividable												
Representation Disclosure:	Robert J. Nahigian, FRICS, SIOR, CRE, MCR of Auburndale Realty Co. is acting as a Real Estate Broker advocating on behalf of the Landlord (Client) and advocates for the best interests of this Client and not the Tenant.												
Real Estate Taxes:	F'25 Tax Rate: \$25.19 per \$1000. Real estate taxes F'25 \$113,820 for the entire building or approximately \$1.50 psf for this vacant space section.												
Operating Expenses:	2025 Estimated at \$2.00 psf for this vacant space.												
Distance To:	<table> <tr> <td>Devens Park</td> <td>0.0 miles</td> </tr> <tr> <td>Ayer Town Center</td> <td>1.7 miles</td> </tr> <tr> <td>Rt. 2A Rotary</td> <td>2.5 miles</td> </tr> <tr> <td>Rt. 2</td> <td>4.6 miles</td> </tr> <tr> <td>Rt. 495</td> <td>8.3 miles</td> </tr> <tr> <td>Rt. 128</td> <td>23.8 miles</td> </tr> </table>	Devens Park	0.0 miles	Ayer Town Center	1.7 miles	Rt. 2A Rotary	2.5 miles	Rt. 2	4.6 miles	Rt. 495	8.3 miles	Rt. 128	23.8 miles
Devens Park	0.0 miles												
Ayer Town Center	1.7 miles												
Rt. 2A Rotary	2.5 miles												
Rt. 2	4.6 miles												
Rt. 495	8.3 miles												
Rt. 128	23.8 miles												
Lot Size:	Approximately 9.75 acres												
Building:	A single level building consisting of two sections totaling 75,258 square feet. The available section comprises of block material and contains approximately 42,258 gross square feet of warehouse, 3 restrooms and office. The office area is located as a mezzanine cube comprising approximately 998 square feet.												
Age:	Constructed in 1988												
Parking:	Approximately 20-30 unmarked spaces with ample unmarked area.												

Roofing System:	A ballasted membrane roofing system
Docks:	This section has 6 total docks of 8'10"x9'2" overhead doors with levelers. There are 2 docks for rail delivery. All rail doors have canvass protection.
Drive-In Ramp:	There is one ground level drive-in ramp. The overhead door is 16'x16', mechanically operated.
Ceiling Height:	Ranges from 26'6" to 27'6" clear.
HVAC:	This space has six ventilation perimeter wall fans. Gas hung ceiling blowers in the warehouse space. The office area is heated and cooled by electric.
Floor Load Capacity:	The landlord has indicated that the warehouse area has a 10-18" concrete slab with a capacity for 10,000 psi.
Column Spacing:	There are two rows with a total of 11 columns. Spacing is 40'x49'6"x49'0" center line.
Lighting:	Warehouse area has hi-bay efficiency LED lighting.
Ceiling Fans:	Warehouse has 18 ceiling fans.
Frontage:	Approximately 1600'
Zoning:	Town states Jan. 11, 2022 Re-endorsement date as "Light Industrial"
Gas Service:	Gas is propane and separately metered.
Electric Service:	Provided by National Grid. This section's service: 400 amps, 480 volts, 3 phase, 4 wire. Separately metered.
Rail Service:	At the rear of the property, there is a 900' spur owned by the landlord. The main line abuts the property and is serviced by CSX but was disconnected by CSX late 2025. The two rail doors are 10'x10'.
Water Service:	Town of Ayer. The main line is 8" diameter for the sprinkler system and 2" line for domestic use.
Telecom:	Hi speed by Comcast

**Sewer
Service:**

There is no municipal sewer. There is a private on-site septic system located at the front of property. There is a 2021 installed grinder pump system with a separate grinder tank.

**Sprinkler
System:**

There is a dual system. Gamewell fire protection wet sprinkler system is provided with town water. An adjacent retention fire pond also serves water for fire protection. There are six fire hose stations in this section. There are 6 roof smoke hatches.

Surrounding Uses: Devens Business/Industrial Park, warehouse and manufacturing facilities are in the immediate area.**Information Disclaimer:**

The information was gathered from the landlord and actual field research during March, 2023. Although all information furnished within this package regarding property for lease is from sources deemed reliable, such is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing or withdrawal without notice.

