



# 44 CHOCKSETT ROAD

STERLING, MA

FOR LEASE | 26,341 SF BUILDING ON 5 AC USEABLE LAND

- 1.1 Miles to Route I-190
- Ceiling Height: 26'
- 19 Drive-In Doors
- Outstanding IOS opportunity

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

26,341 SF Industrial Building on 5 AC of flat useable land for lease\*

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,869	21,754	91,357
Total Population	12,995	54,316	235,254
Average HH Income	\$141,530	\$123,876	\$129,985

## PROPERTY HIGHLIGHTS

- 1.1 Miles to Route I-190
- 8.5 Miles to Route 495

## PROPERTY SPECIFICATIONS

Building Size:	26,341 SF
*Cleared and Levelled Land Area:	5 AC +/-
Available IOS:	3 AC +/-
Clear Height:	26'
Loading:	Nineteen (19) Drive-In Doors 14' (Tailboard docks can be added)
Cranes:	Yes
Power:	800a/277 - 480v 3p 4w Heavy
Lighting:	LED
*Lease Rate:	\$10.95/SF NNN

\*The 26,341 SF building is situated on approximately 75,000 SF of pavement. In addition, approximately 130,000 SF of flat, level, cleared land is also available for \$1/SF.

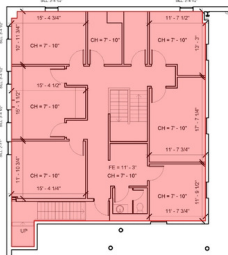




# SITE AND FLOOR PLAN



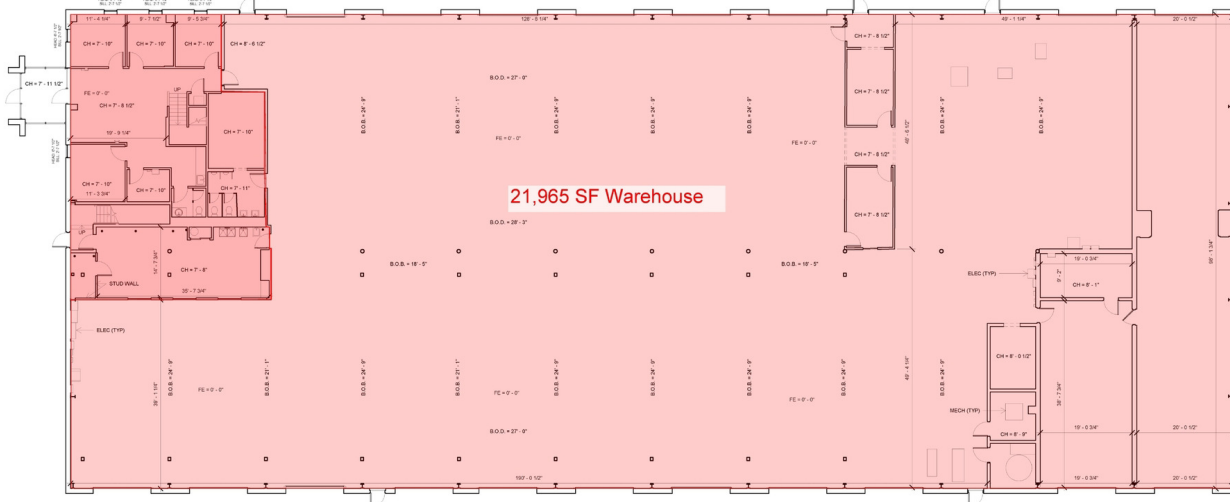
1,884 SF Second Floor Office



**26,341 SF TOTAL SIZE**

- 21,965 SF Warehouse
- 4,376 SF Office Area

2,492 SF First Floor Office Area



**AIS**



*D.M.H. Electric Inc.*

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**DISTANCE TO**



**7.2 MILES**  
9 MIN



**8.6 MILES**  
22 MIN



**0.8 MILES**  
2 MIN



**1.1 MILES**  
3 MIN



**44 Chocksett Rd. Sterling, MA**



# 44 CHOCKSETT ROAD

STERLING, MA

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26,341 SF | 5 AC OF LEVELED AND CLEARED LAND

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