



40 NICKERSON RD

ASHLAND, MA

FOR LEASE | 25,000 SF INDUSTRIAL BUILDING ON 4.76 AC

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

25,000 SF Industrial Building on 4.76 AC for Lease

PROPERTY HIGHLIGHTS

- 6.7 Miles to MA Pike
- Enscneced in an established industrial park
- 11'6"-14'6" clear height

CONTACT AN ADVISOR

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PROPERTY SPECIFICATIONS

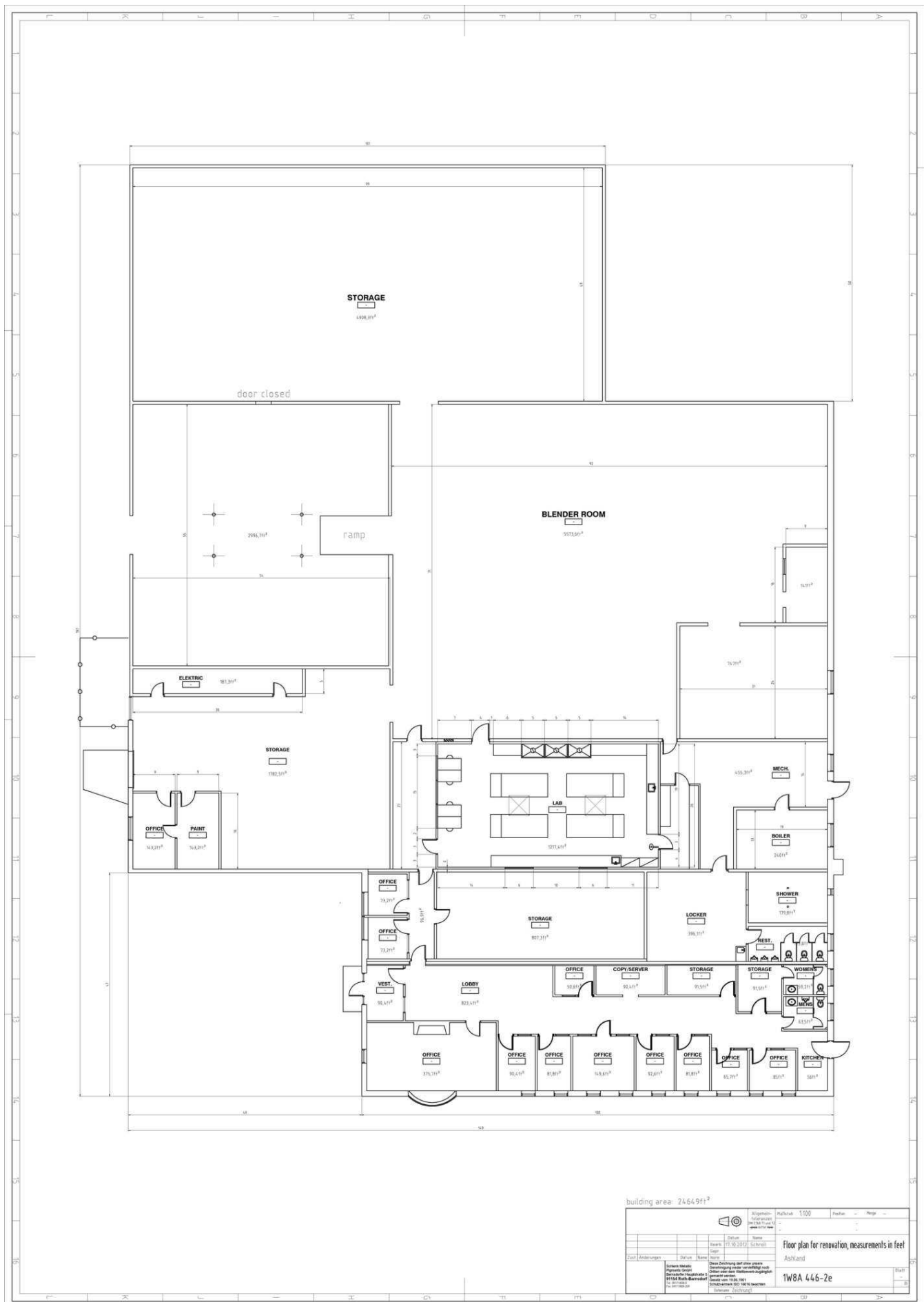
Building Size:	25,000 SF
Available Space:	25,000 SF
Lot Size:	4.76 AC
Clear Height:	11'6"-14'6"
Loading:	2 dock height/tailboard 1 van height
Power:	1,000 amps
HVAC:	AC in office/gas heat
Construction:	Block w/ steel frame
Year built:	1955
Utilities:	Town water and sewer
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,184	46,174	145,913
Total Population	47,102	122,251	399,404
Average HH Income	\$149,267	\$170,563	\$202,964





SITE PLAN





Hudson

Sudbury



W

EZ STORAGE

Public Storage

SCHLENK

LIFETIME

FedEx

HIGHWAY
PROXIMTY



6.7 MILES
18 MINUTES



3 MILES
7 MINUTES



7.6 MILES
20 MINUTES

BOSTON
24 MILES | 40 MINS

WORCESTER
30 MILES | 42 MINS



40 NICKERSON RD.
ASLAND, MA

WOODVILLE

Hopkinton



Sherborn



Holliston

Medfield

BRAGGVILLE

MILFORD

Milford

Hopedale

Mendon



Bellingham

Benjamin Moore

INTEGRA
Network Services, LLC

Milton

TRANSCAT
PIPETTES

CUBESMART
self storage

Waters

Nitto

Roadtex
An ECHO Company

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