



95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 71,444 SF FLEX/INDUSTRIAL SPACE ON 33 AC

- Prominent signage available on Route 2
- 3,000 amp service
- High bay space with multiple loading docks

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

71,444 SF Flex/Distribution Space on 33 Acres for Lease

PROPERTY HIGHLIGHTS

- Large 32.8 acre lot
- Outstanding visibility and accessibility to Route 2
- Prominent Rt 2 Signage opportunity
- ESFR Sprinkler
- All utilities
- 3,000 amps of power

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	13,813	55,599	93,198
Total Population	34,559	140,946	241,923
Average HH Income	\$103,523	\$107,280	\$122,032

PROPERTY SPECS

Building Size:	412,360 SF
Available Space:	71,444 SF
Space Type:	70,632 SF Warehouse 817 SF Office
Clear Height:	26' Clear
Land Area:	32.8 AC
Loading:	71,449 SF: 5 Tailboard
Zoning:	Industrial 1
Columns:	30' x 30'
Rental Rate:	\$7.95 NNN





95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 100,749 SF FLEX/INDUSTRIAL SPACE

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