

56 STERLING STREET

PREMIER MANUFACTURING SPACE



LEASE UP TO ±64,935 SF WAREHOUSE • MANUFACTURING • OFFICE

MATT CUNEO

Director - Brokerage
mcuneo@parsonscre.com
508.271.9212

ALEX WOOD

Director - Brokerage
awood@parsonscre.com
508.271.9251

CONNOR GILL

Associate Advisor
cgill@parsonscre.com
508.271.9245

NAI | Parsons Commercial Group Boston

5 Commonwealth Road, Suite 1A
Natick, MA 01760
www.parsonscre.com | (508) 820-2700



56 STERLING STREET | AVAILABLE FOR LEASE

HEAVY POWER INDUSTRIAL & MANUFACTURING SPACE

FLEXIBLE LEASE OPPORTUNITIES

UP TO **±64,935 SF TOTAL AVAILABLE**



HEAVY-DUTY MANUFACTURING FACILITY

Purpose-built for manufacturing and industrial operations with the infrastructure and power capacity required for heavy-duty production and specialized equipment.



±27,790-58,690 SF WAREHOUSE | ±300-6,000 SF OFFICE

Lease opportunities ranging from 300 SF to 64,935 SF, including warehouse, office, manufacturing, and support space to accommodate a variety of business needs.



RECENT INTERIOR UPGRADES

Modern HVAC systems throughout and durable flooring recently installed throughout the facility.



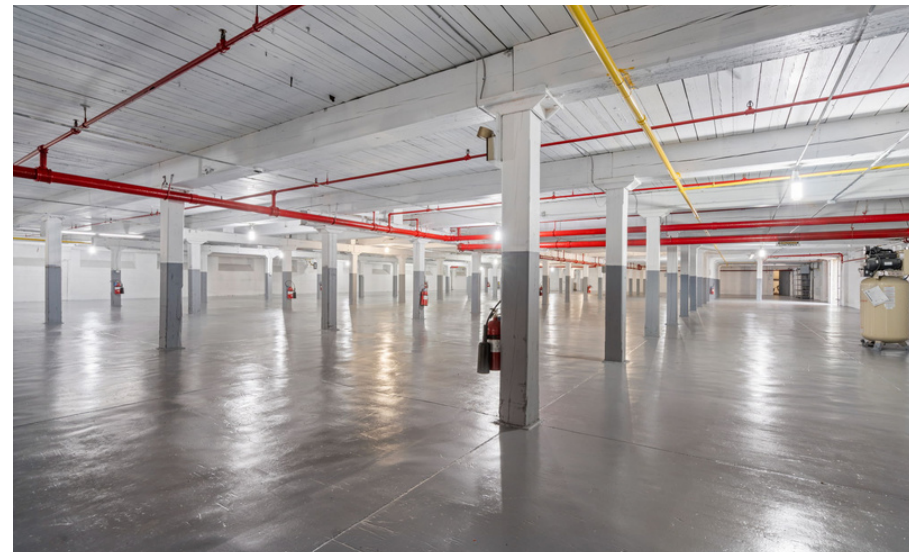
AMPLE ON-SITE PARKING

Multiple parking areas provide convenient access for employees, visitors, and clients while supporting day-to-day industrial operations.



STRATEGIC ACCESS

Minutes to I-190 with convenient access to Route 2, I-290, I-495 and Routes 12, 62 & 70.



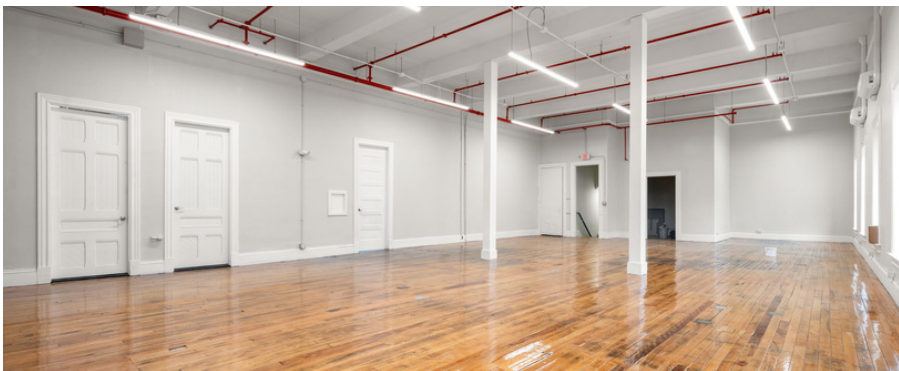
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JOIN A PREMIER INDUSTRIAL CAMPUS

MANUFACTURING • WAREHOUSE • OFFICE

AVAILABLE SPACES

Space	Size	Features
Building 1 – Level 3	±5,945 SF	Office Space
Small Office Suite	±300 SF	Office Space
Building 1 – Level 2	±30,900 SF	Warehouse/Manufacturing 2 Loading Docks 6,000 Amps
Office & Garage Building 2	±27,790 SF	Warehouse/Manufacturing 2 Loading Docks 6,000 Amps



UMass Memorial Health
HEALTHALLIANCE-CLINTON HOSPITAL

62

ADAMS ROAD
INDUSTRIAL PARK

TigheLogistics
GROUP

CROSSDOCK CONNECT

FULFILLMENT AMERICA
Supply Chain Management Solutions

STERLING
STREET
BREWERY

Lando's

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PREMIER MANUFACTURING SPACE

70

Wendy's
STARBUCKS
COFFEE

Hannaford

Walgreens

Brazilian
Flavor

ANYTIME
FITNESS
UNITED STATES
POSTAL SERVICE®

Domino's
Pizza

DUNKIN'
DONUTS

110

THE VEGAN NEST CAFE
Zaytoon Restaurant
CLINTONS
DAIRY & GELATO
COFFEELANDS
ECO. SOCIAL. COFFEE.
Bushel & Peck
AUBUCHON
ACE HARDWARE

The Lofts at
LANCASTER
MILLS

CENTRALLY LOCATED | MINUTES TO MAJOR HIGHWAYS & REGIONAL MARKETS

APPROXIMATE
DRIVE TIMES

110

1 MINUTE

12

8 MINUTES

INTERSTATE
190

8 MINUTES

2

15 MINUTES

INTERSTATE
495

12 MINUTES

INTERSTATE
290

16 MINUTES



PREMIER CENTRAL MASS. INDUSTRIAL LOCATION | ROUTE 62 & I-190 ACCESS

56 Sterling Street is strategically located in the heart of Clinton, Massachusetts, providing businesses with exceptional access throughout Central Massachusetts and the Greater Boston region. Positioned just minutes from I-190, I-495, Route 62, and Route 70, the property offers outstanding regional connectivity for manufacturing, warehousing, distribution, and logistics operations. Its central location provides efficient access to Worcester, MetroWest, Boston, and major New England markets, making it an ideal hub for industrial users.



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