



95 AUBUCHON DRIVE

WESTMINSTER, MA

80,000 SF | 36' CLEAR | BUILD-TO-SUIT DISTRIBUTION BUILDING

- SPACE DELIVERY: 12 MONTHS FROM LEASE EXECUTION
- OUTSTANDING VISIBILITY FROM AND ACCESSIBILITY TO ROUTE 2
- FULLY PERMITTED



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

80,000 SF FLEX/INDUSTRIAL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Large 32.8 acre lot (up to 53 acres available)
- Outstanding highway visibility and accessibility to Route 2
- Easy access to Route 2, I-495 and I-90
- 3,000 amp service
- 15 loading docks
- ESR sprinklers
- All utilities
- Part of a 412,000 SF distribution/warehouse building

OFFERING SUMMARY

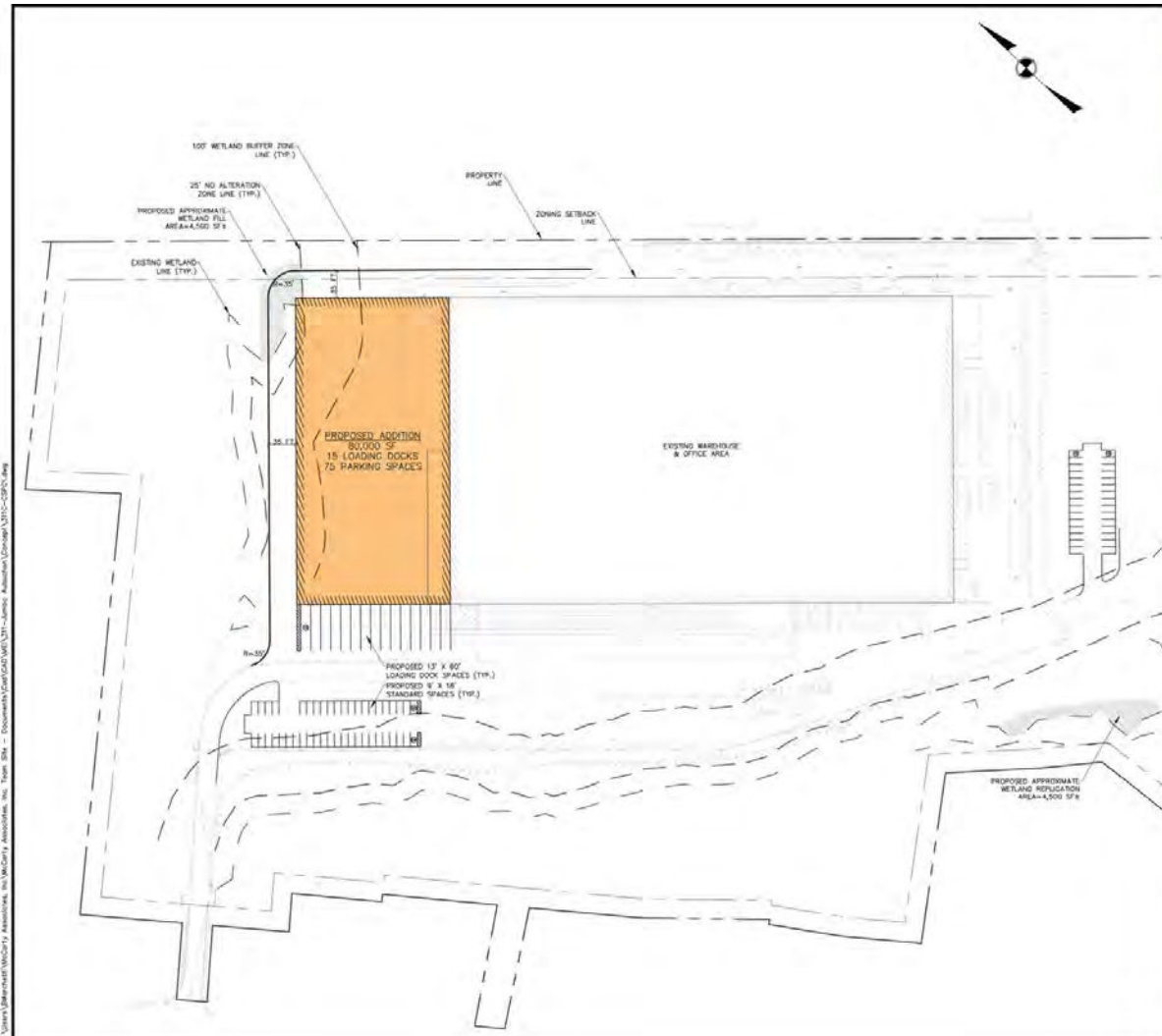
Lease Rate:	Market
Available SF:	80,000 SF
Lot Size:	32.8 Acres
Building Size:	412,360 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,284	14,123	59,671
Total Population	8,311	32,645	141,526
Average HH Income	\$98,045	\$78,484	\$80,655

ADDITIONAL RENDERINGS



FLOOR PLANS



NOTES:
1. EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY PREPARED BY WETMAN AND BINGHAM ASSOCIATES, A DIVISION OF HALEY BARD INC. IN NOVEMBER OF 2021.

ZONING SUMMARY:

DISTRICT: INDUSTRIAL-1

DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED	CONFORMANCE
MIN. LOT AREA	40,000 SF	82,8 AC	Y
MIN. FRONT YARD	150 FT	80 FT	N
MIN. SIDE YARD	25 FT	25 FT	Y
MIN. REAR YARD	50 FT	75 FT	Y
MAX. HEIGHT	30 FT	40 FT	N
MAX. COVERAGE	85%	82%	Y

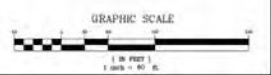
*EXISTING LOT IS A NON-CONFORMING LOT

PARKING SUMMARY:

REQUIREMENTS:
WAREHOUSE: 1 SPACE/100 SF

PROPOSED: 80,000 SF WAREHOUSE: 80,000 SF

PARKING REQUIRED:
WAREHOUSE: 80,000 SF @ 1 SP/100 SF = 800 SPACES
TOTAL SPACES REQUIRED: 800 SPACES
PROPOSED TRACTOR TRAILER SPACES: 15 SPACES
PROPOSED STANDARD SPACES: 75 SPACES
TOTAL SPACES PROPOSED: 90 SPACES



NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

McCarthy Engineering, Inc.
Civil Engineers
42 Apple Road, Laverens, MA 01460
Phone: (978) 274-1100 Fax: (978) 274-0887
www.mccartye.com

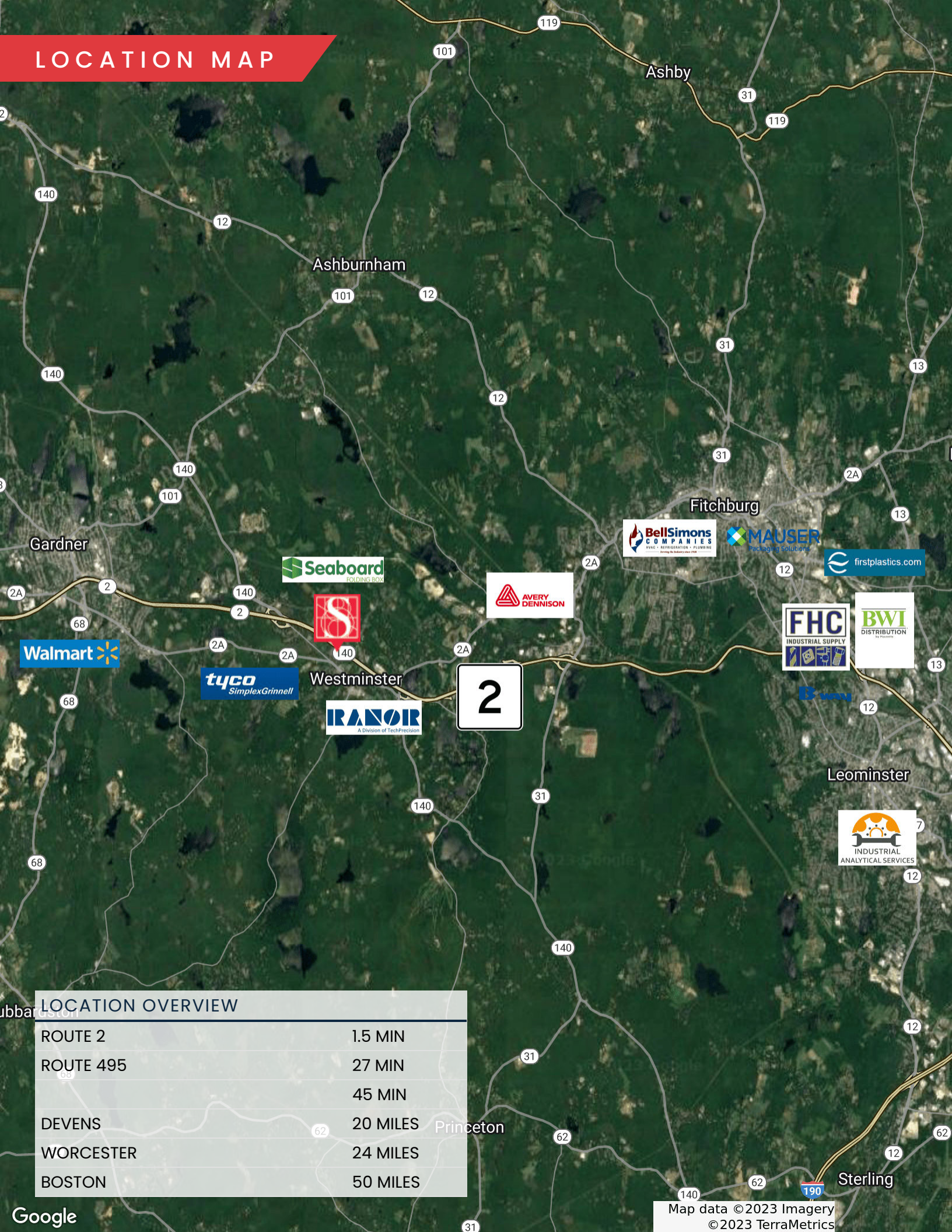
Project Name
Jumbo Capital Management
95 Aubuchon Drive
Westminster, MA

Sheet Title
Concept Plan

Job No. 111
File Name: 111C1290
Date Issued: 12.2021
Scale: 1"=60'

Sheet No.
1

LOCATION MAP



LOCATION OVERVIEW

ROUTE 2	1.5 MIN
ROUTE 495	27 MIN
DEVENS	45 MIN
WORCESTER	20 MILES
BOSTON	24 MILES
	50 MILES

95 AUBUCHON DRIVE

WESTMINSTER, MA

FOR LEASE | 80,000 SF BUILD-TO-SUIT OPPORTUNITY

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

JUSTIN HOPKINS

808.321.8000

Justin@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL