



321 SPEEN ST

NATICK, MA

FOR LEASE | APPROXIMATELY 16,000 SF WAREHOUSE STORAGE SPACE

- 0.5 Miles from Route 9
- 0.8 Miles from Route I-90
- Competitive lease rate

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,000 SF of basement warehouse storage space for Lease. Ideal location right on Speen St. in Natick. Near major highways like I-90, Route 9, and I-95. Competitive lease rate for those who need ample storage in a central location.

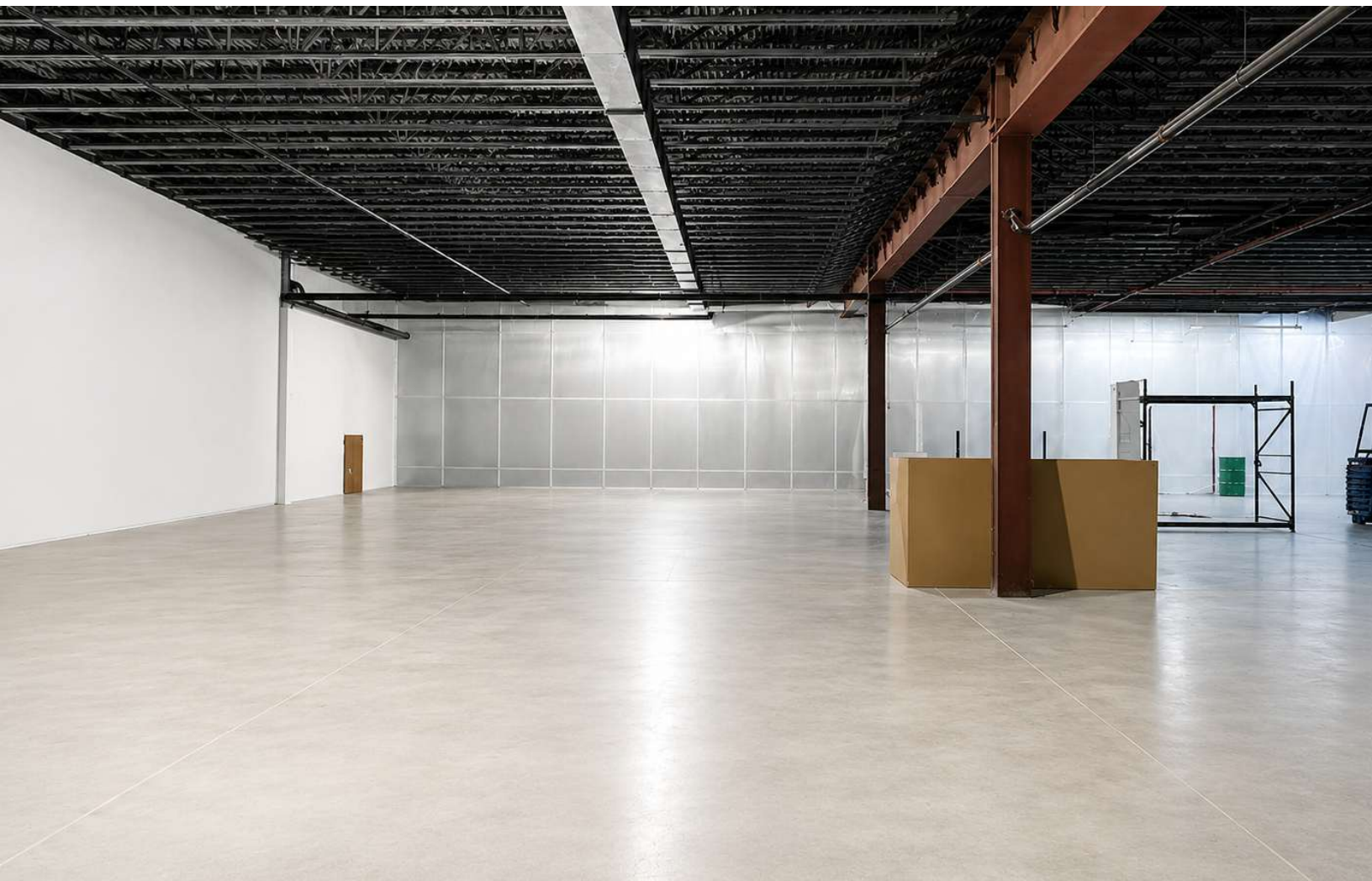
PROPERTY HIGHLIGHTS

- 0.5 Miles from Route 9
- 0.8 Miles from Route I-90
- Competitive Lease Rate

PROPERTY SPECIFICATIONS

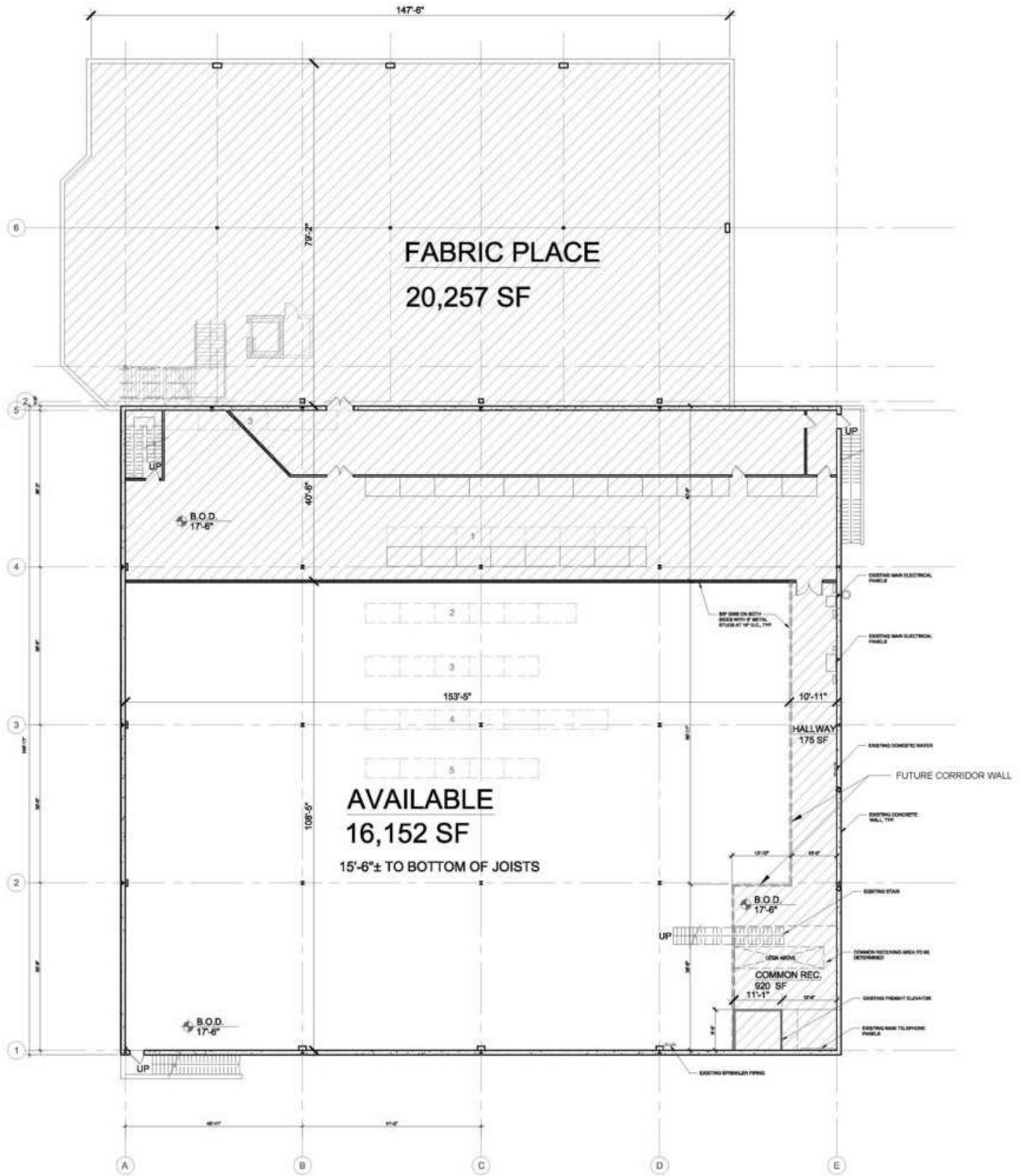
Building Size:	215,426 SF
Available Space:	16,000 SF
Lot Size:	15.71 AC
Docks:	1 ext
Freight Elevator:	Direct Elevator Access
Construction:	Reinforced Concrete
Parking:	Ample
Clear Height:	16'
Lease Rate:	\$9.50

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	32,322	57,008	176,094
Total Population	81,686	151,402	470,080
Average HH Income	\$156,333	\$194,612	\$215,056

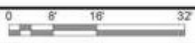




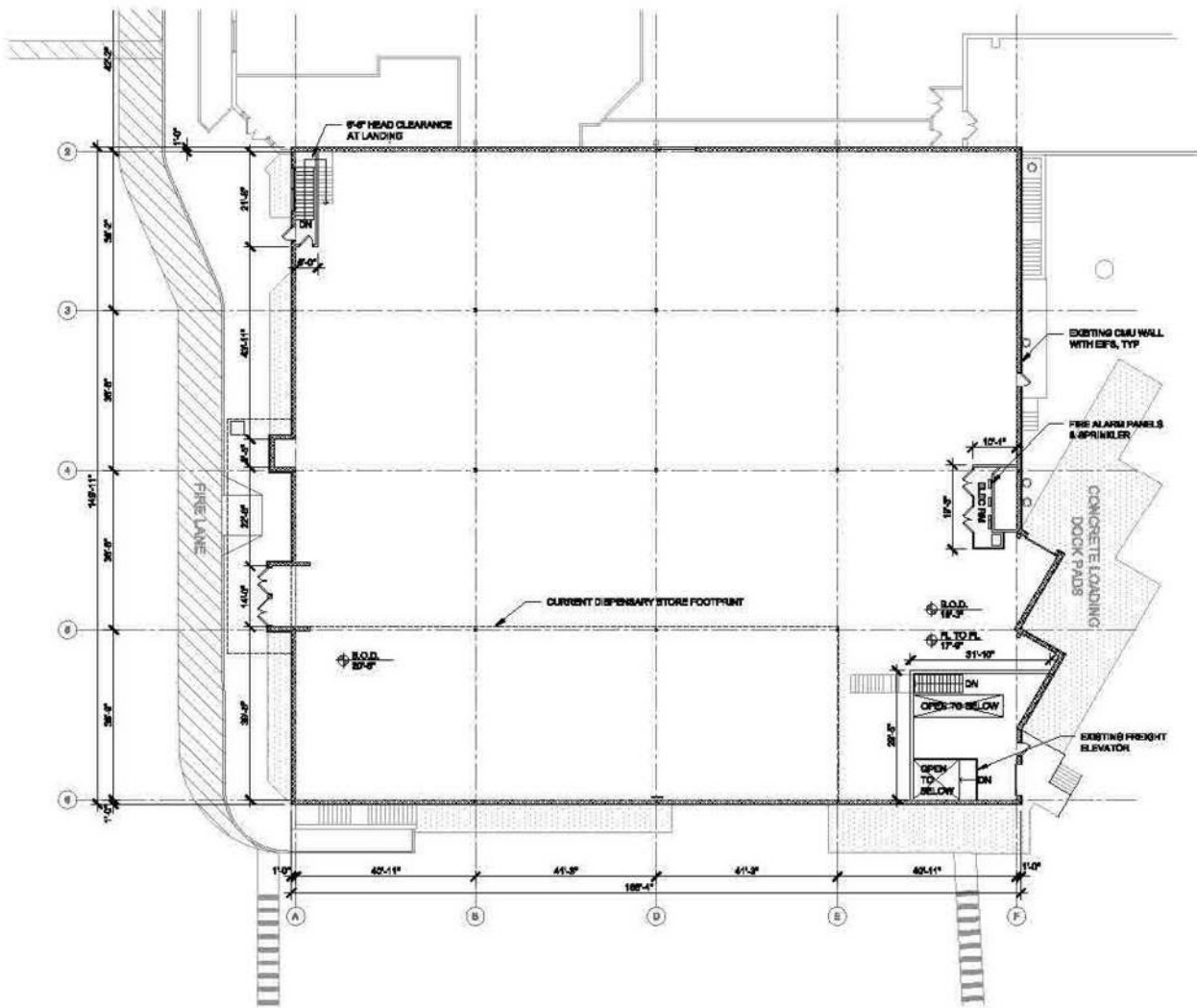
SITE PLAN



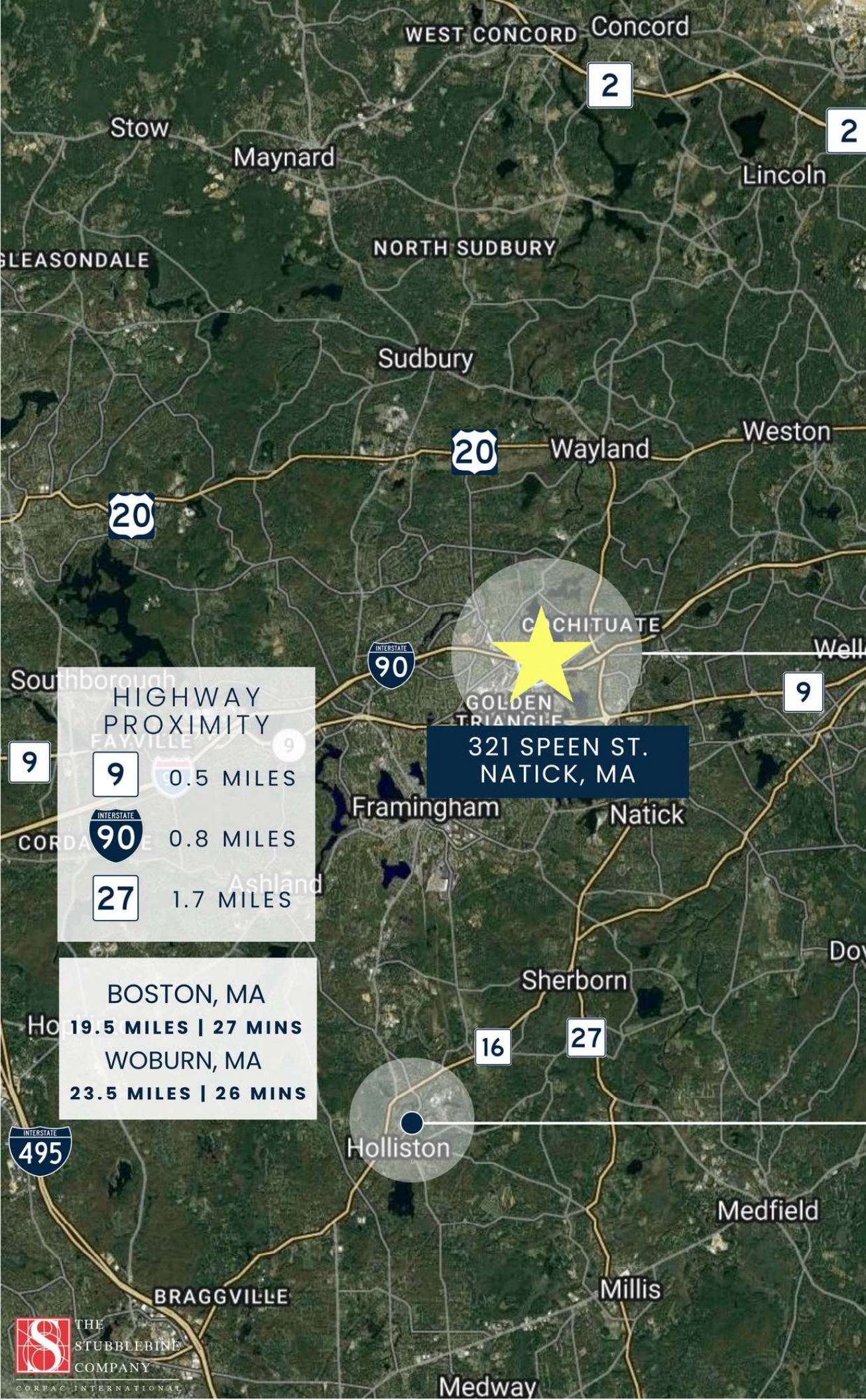
1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



FLOOR PLAN



A2 FIRST FLOOR PLAN AS-BUILT
SCALE: 1/16" = 1'-0"



HIGHWAY PROXIMITY

- 9 0.5 MILES
- 90 0.8 MILES
- 27 1.7 MILES

BOSTON, MA
19.5 MILES | 27 MINS

WOBURN, MA
23.5 MILES | 26 MINS

- NATICK MALL
- ★ macy's
- SKECHERS
- BALLARD DESIGNS
- NORDSTROM
- the paper store
- Apple
- DAVE & BUSTER'S
- BARNES & NOBLE
- FedEx
- THE HOME DEPOT
- TJX
- STORAGE
- AMERESCO
- ExtraSpace Storage
- Milton
- LOWE'S
- ERI
- Hello Storage

321 SPEEN ST NATICK, MA

FOR LEASE | APPROXIMATELY 16,000 SF WAREHOUSE SPACE AVAILABLE

JOEY COHEN

617.817.0141

jcohen@stubblebinecompany.com

ALEX SMITH

781.734.7613

alex@stubblebinecompany.com

KEVIN RABACS

203.246.6307

krabacs@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.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL