



53 AYER RD

LITTLETON, MA

**FOR LEASE | 74,000 SF WAREHOUSE SPACE**

- Subdividable to 46,000 SF and 28,000 SF
- 38' Clear
- Tailboard & Drive-in Loading
- Situated on 63 Acres

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

38' Clear | 74,000 SF Warehouse Space Completely Refurbished on 62 AC

## PROPERTY HIGHLIGHTS

- Subdividable 46,000 SF and 28,000 SF
- 38' Clear
- No Columns
- Tailboard & Drive-in Loading
- Situated on 63 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,417	16,899	71,784
Total Population	16,923	45,041	196,353
Average HH Income	\$183,034	\$192,379	\$190,427

## PROPERTY SPECIFICATIONS

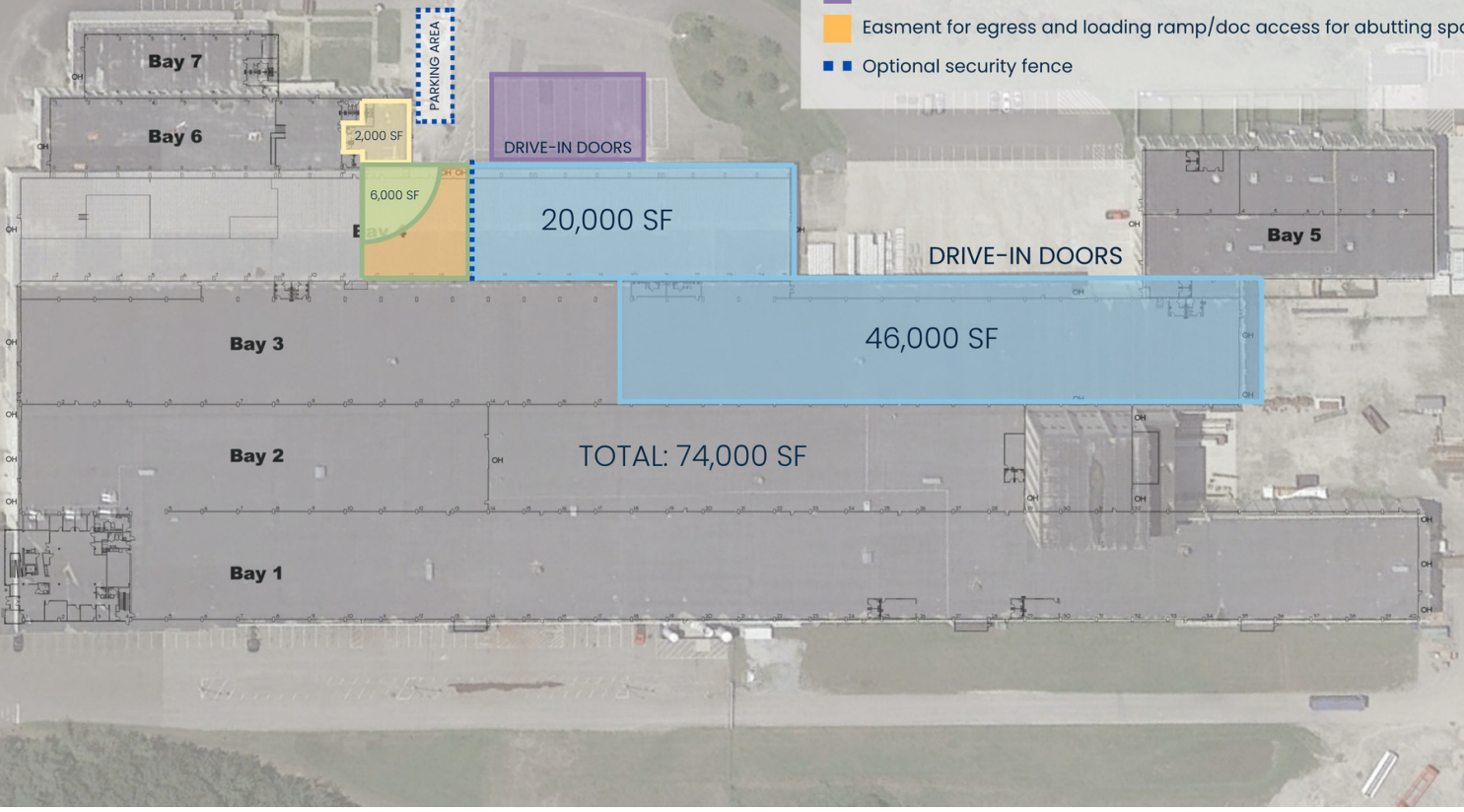
Building Size:	385,000 SF
Available SF:	74,000 SF
Subdividable:	46,000 SF and 28,000 SF
Lot Size:	63 Acres
Lease Rate:	Market
Tailboard Docks:	4 Existing (8 More can be Added)
Clear Height:	New LED
Cranes:	Two (2) 10T Cranes
Columns:	38'
Power:	Municipal; 800 AMP
Year Renovated:	2021
Parking:	Ample
Zoning:	Industrial
Lease Rate:	Market





# 53 AYER RD LITTLETON, MA

- Exclusive warehouse space
- Exclusive office space ~2,000 SQFT
- Common warehouse space ~6,000 SQFT
- Exclusive yard space for parking, handling, storage and ramp access
- Easement for egress and loading ramp/doc access for abutting space
- Optional security fence



**INTERSTATE 495** 1.5 MILES  
4 MINUTES  
**2** 1.9 MILES  
5 MINUTES  
**INTERSTATE 495** 2.1 MILES  
5 MINUTES  
**BOSTON**  
30 MILES | 45 MINUTES

**TRIUMPH MODULAR**  
A TECNOFAST COMPANY®  
**CATANIA OILS**  
Authenticity in Every Drop  
**CREATIVE MATERIALS** **INDUSTRIAL MAINTENANCE**  
**COLONIAL SYSTEMS**

**FMC Technologies, Inc.** **cab**  
**DODGE** we identify more  
COOLING & HEATING  
**AECOM** **ANALOG DEVICES**  
**Public Storage** **WVA GRASSI**  
DESIGN LLC ADVISORS & ACCOUNTANTS



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LITTLETON, MA

FOR LEASE | 74,000 SF WAREHOUSE SPACE FOR LEASE

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