



562 MAIN ST

GARDNER, MA

FOR SALE | 50,000 SF +/- INDUSTRIAL BUILDING ON 1.2 AC

- 0.2 Miles to Route 2
- 6.6 Miles to Route 12

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

50,000 SF +/- industrial property sits on 1.2 acres and offers exceptional flexibility for a variety of commercial and redevelopment uses. The site presents a rare opportunity for a proposed 28-unit residential redevelopment while also supporting multi-purpose applications including retail, storage, manufacturing, and industrial operations. An additional quarter-acre lot located directly across the road further enhances the property's potential for expansion and parking.

PROPERTY HIGHLIGHTS

- 0.5 Miles to Route 2
- 6.6 Miles to Route 12
- Centrally located within North Central Massachusetts industrial and commercial corridor
- Convenient access to regional workforce, logistics routes, and surrounding municipalities
- Proximity to national and regional distribution, warehousing, and manufacturing operators
- Located near downtown Gardner amenities, retail, and services

PROPERTY SPECIFICATIONS

Building Size:	50,000 SF +/-
Lot Size:	1.2 AC
Building Height:	44'
Power:	400a
Floors:	4
Loading Dock:	1
Parking:	62 Spaces
Sprinklers:	Dry
Construction:	Wood Frame
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,942	13,706	37,495
Total Population	21,331	33,661	93,957
Average HH Income	\$82,985	\$94,871	\$101,280









Ashburnham



HIGHWAY PROXIMITY

2 0.5 MILES

12 6.6 MILES

WORCESTER, MA
39 MILE

NASHUA, NH
55 MILES

Gardner



**562 MAIN ST
GARDNER, MA**



SOUTH ASHBURNHAM



Westminster

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COLE BEHRENS

978.494.9637

cbehrens@stubblebinecompany.com

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

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