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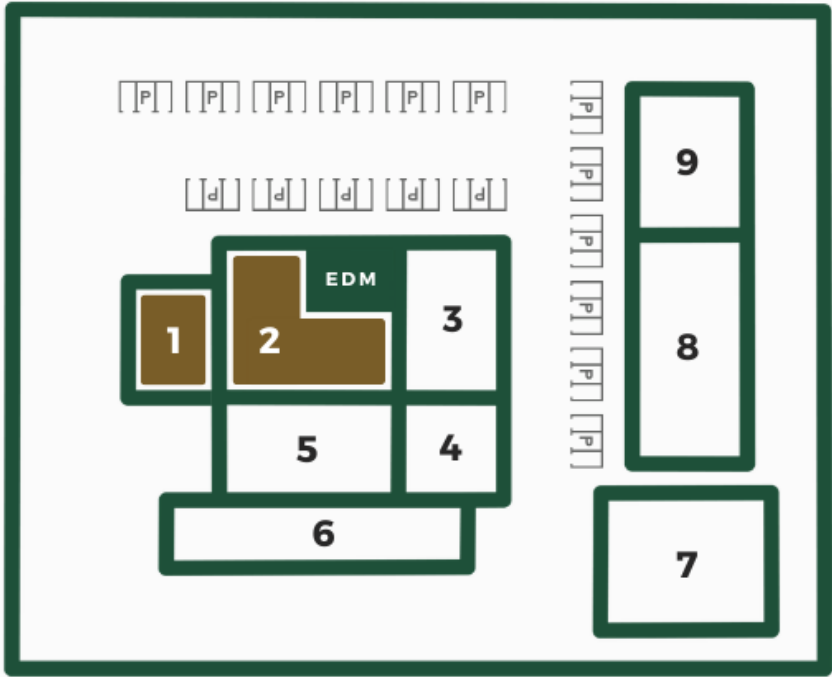
LANCASTER, MA
STERLING RD



5,080 SF For Lease

SUMMARY / SPECIFICATIONS

807 STERLING RD LANCASTER, MA



AVAILABLE SPACE/SF
5,080 SF

PROPERTY DESCRIPTION

807 Sterling road is a premier flex property located minutes from access to I-90. Perfect for contractors and manufacturers looking for flex space, 5,080 SF is immediately available for lease with potential expansion opportunities. Parking on site is ample, with direct drive in access and a hydraulic system complete with a 3 ton and 1 ton crane.

PROPERTY HIGHLIGHTS

- BUILDING SIZE: 29,000 SF
- LOT SIZE: 2.70 AC // YEAR BUILT: 1976
- ASSEMBLY // R&D
- PARKING: 70 SPACES // WET SPRINKLERS
- POWER SUPPLY: 400A/208V/3P
- WAREHOUSING // MANUFACTURING // OFFICE // ZONING: I

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,080 SF
Lot Size:	2.7 Acres
Building Size:	29,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	181	548
Total Population	66	354	1,449
Average HH Income	\$158,619	\$154,892	\$140,943

PROPERTY / LOCATION

807 STERLING RD LANCASTER, MA



LOCAL AMENITIES

The Crocksett Inn

STERLING NATIONAL
COUNTRY CLUB

BESTWAY

CULPEPER
WOOD PRESERVERS

STEEL-IT

THE INTERNATIONAL
1991

Berlin
Country Club

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COMMERCIAL
O'BRIEN
PROPERTIES, INC.



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