



AUBURNDALE REALTY COMPANY

SINCE 1949

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FOR LEASE

MERRIMACK WAREHOUSE FACILITY 95A FITCHBURG ROAD (RT. 2A) AYER, MASSACHUSETTS



33,600 SQUARE FEET
at
\$ 12.95 per square foot, all net

Offered By:

Robert J. Nahigian, FRICS, SIOR, CRE, MCR

Auburndale Realty Co.

P.O. Box 66125

335 Auburn Street

Newton, Massachusetts 02466

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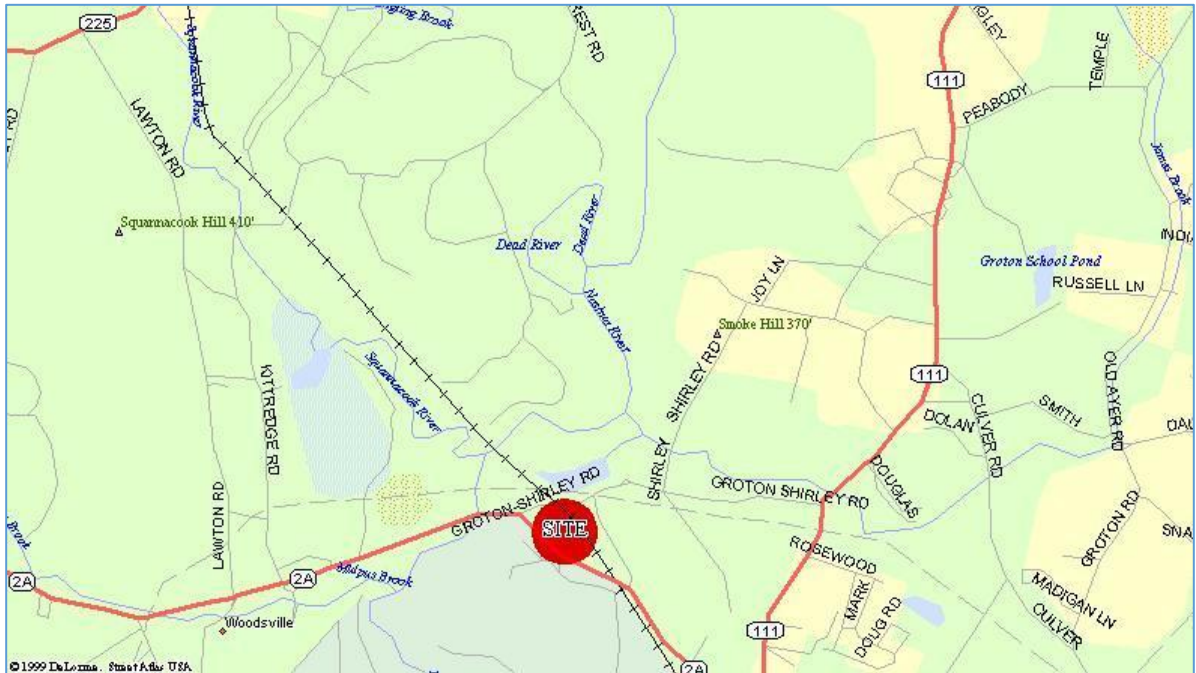
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2026



LOCATION



Aerial View



<p style="text-align: center;">SUMMARY OF TERMS REPRESENTATION DISCLOSURE</p>
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**REPRESENTATION
DISCLOSURE:**

Robert J. Nahigian, FRICS, SIOR, CRE, MCR of Auburndale Realty Co. is acting as a Real Estate Broker advocating on behalf of the Owner (Client) and advocates for the best interests of this Client and not the Tenant.

LEASE PROCESS:

This Offering Information Package is intended to provide prospective tenants with basic property and market information. Additional due diligence is strongly recommended to each and every interested tenant of this subject property and with the use of each tenant's legal and professional real estate experts.

Some of the information enclosed was gathered during January, 2008, March 2026 and May, 2026. We have attempted to verify the accuracy of the information. Any prospective tenant should continue to verify such information and its accuracy as market and physical conditions may change.

Information Disclaimer:

The information was gathered from the landlord and actual field research during March, 2026. Although all information furnished within this package regarding property for lease is from sources deemed reliable, such is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing or withdrawal without notice.

**SUMMARY OF TERMS,
REPRESENTATION DISCLOSURE
AND BASIC INFORMATION**

Subject Location: 95A Fitchburg Road
Ayer, Massachusetts 01432

Quoted Rent: \$ 12.95 psf, NNN

Terms: Five to Ten years

Size Available: 33,600 Gross Square Feet, not subdividable

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Real Estate Taxes: Real estate taxes F'26 is approximately \$1.59 psf for this vacant space section.

Operating Expenses: 2025 Estimated at \$2.00 psf for this vacant space.

Distance To:

Devens Park	0.0 miles
Ayer Town Center	1.7 miles
Rt. 2A Rotary	2.5 miles
Rt. 2	4.6 miles
Rt. 495	8.3 miles
Rt. 128	23.8 miles

Lot Size: Approximately 7.98 acres

Building: A single level building, slab on grade, consisting of two sections totaling 76,058 gross square feet. The available section, 95A, comprises of metal façade material with insulation and concrete block containing approximately 33,600 gross square feet of warehouse, restrooms and office. The office area is located as a mezzanine cube and reported to have approximately 1,524 square feet. It is an independent steel frame construction. The mezzanine has concrete flooring. The interior walls are concrete block, fire-proof block and earthquake rated at 7.

Dimensions: 150' x 200'

Age: Constructed in 1984

Parking: Approximately 20 unmarked spaces in a designated unmarked area.

- Roofing System:** Metal seam “galv-alum” roofing system.
- Docks:** This section has 6 total docks of which 4 overhead doors are: 8’x8’ and 2 are 8’x10’. All 6 docks have levelers. There are 4 docks for rail delivery. All rail doors have canvass protection.
- There are 3 interior overhead doors with the adjoining space. Two overhead doors measure 10x12’ and one overhead door measures 10x14’
- Drive-In Ramp:** There is no ground level ramp
- Ceiling Height:** Ranges from 37’ – 39’ to the roof deck, A-frame.
- HVAC:** This space has 8 total propane-gas fueled hung Modine ceiling blowers in the warehouse space. The office area is heated and cooled by propane gas and electric. Office area has central air conditioning. There are also 5 ceiling fans in the warehouse area.
- Floor Load Capacity:** The landlord has indicated that the warehouse area has a capacity of 5,000 lbs per square inch with a 6” concrete floor on a base that has compacted stone dust. The floor was poured in sections and doweled with a top consisting of emery burnished in the floor.
- Column Spacing:** There are two rows of columns in the warehouse. The column spacing measured 25’x50’ center-lined. There is also a row of columns holding the mezzanine level that measured 31’5” x 12’6” per column spacing.
- Lighting:** Warehouse area has hi-bay fluorescent lighting. There is some LED lighting under the mezzanine.
- Office Mezzanine:** The mezzanine sits the entire length of the building. There is a stairwell separating the mezzanine level. On one side are offices with fluorescent lighting, carpeted, two restrooms with one shower, closet and drop ceiling 2x4. Ceiling height is 11’6”. There is one private manager’s office measuring 11’ wide and 17’ long. The open work area measures 17’ wide x 32’ long. The opposite side of the mezzanine has an area measuring 17’ wide and 135’ long. There are 4 offices and storage area. This area has a drop 2x4’ ceiling at approximately 14’.
- Frontage:** Approximately 1,345.41’ on Fitchburg Road
- Zoning:** Town states Jan. 11, 2022 Re-endorsement date as “Light Industrial”
- Gas Service:** Gas is propane and separately metered.
- Electric Service:** Provided by National Grid. This section’s service: 800 amps, 480/277 volts, 150 KVA, 3 phase, 4 wire. Separately metered.
- Rail Service:** At the rear of the property, there is a 900’ spur owned by the landlord. The main line abuts the property and was serviced by CSX, then Pan Am and now is Genesee & Wyoming. Pan Am disconnected rail service in late 2025. Owner is looking to reestablish service. There are four rail doors sized at 10’x10’.

Water

Service: Town of Ayer. The main line is 8" diameter for the sprinkler system and 2" line for domestic use.

Septic System:

This property does not have municipal sewer. It is serviced by an on-site disposal system. There are two septic tanks, a pumping chamber and a dump chamber. The owner has indicated that the tanks were replaced in 2020-21 and are approximately 2500 gals per tank. There is a 2021 installed grinder pump system with a separate grinder tank.

Sprinkler**System:**

There is a dual system. Gamewell fire protection wet sprinkler system is provided with town water. An adjacent retention fire pond also serves water for fire protection. There is a wet sprinkler system in the warehouse and office mezzanine level.

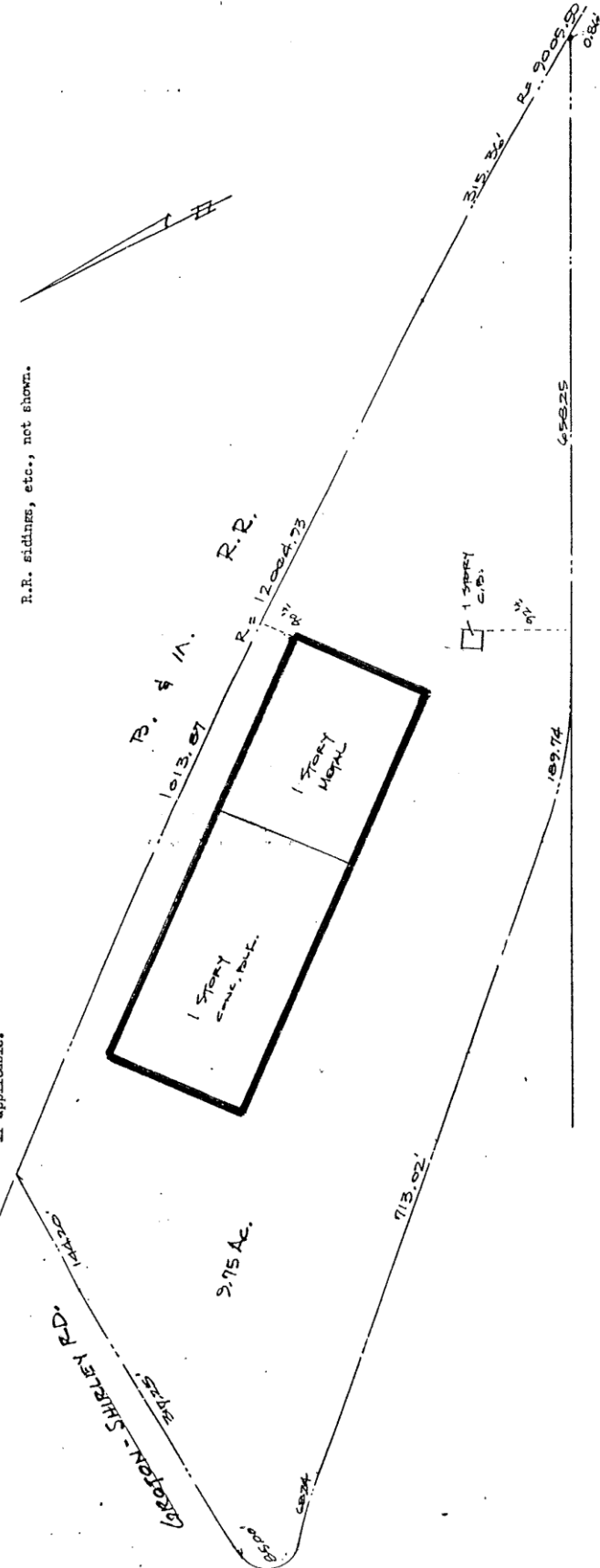
Telecom: Hi speed by Comcast / Verizon

Surrounding Uses: Devens Business/Industrial Park, warehouse and manufacturing facilities are in the immediate area.



See deed for all easements,
if applicable.

R.R. sidings, etc., not shown.



NORTH ANDRESEX SAVINGS BANK
 TO ITS TITLE HOLDERS

MORTGAGE INSPECTION PLAN
 LOCATED IN
AYER
 MASSACHUSETTS

DEED BOOK 19474
 PAGE 356
 CERT. NO. _____
 PLAN NO. _____
 PLAN # 11 DATED MAY 11 1995

SCALE 1" = 100'

BRADFORD ENGINEERING CO.
 P.O. BOX 1944
 HAVENHILL MA 01821
 TEL. (603) 375-3286

JAMES W. BOUGROUKAS
 LICENSED SURVEYOR
 STATE OF MASSACHUSETTS

THIS CERTIFICATION IS TO BE USED FOR MORTGAGE PURPOSES ONLY.

OFFSETS AS SHOWN ARE TO BE USED FOR THE ESTABLISHMENT OF BOUNDARIES ONLY.

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