



412 MAIN ST

GROTON, MA

FOR LEASE | 28,000 SF +/- INDUSTRIAL BUILDING WITH 1 PAVED AC +/-

- 28,000 SF Available
- Heavy Power
- Paved Acre for Outside Storage
- Route 119 Visibility

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

28,000 SF Space Available for Lease

PROPERTY HIGHLIGHTS

- 28,000 SF Available
- Heavy Power
- Paved Acre for Outside Storage
- Route 119 Visibility

PROPERTY SPECIFICATIONS

Building Size:	62,000 SF
Lot Size:	13.2
Space Available:	28,000 SF
Zoning:	M1 (Manufacturing)
Lease Rate:	Market
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,173	12,928	65,339
Total Population	9,715	34,735	175,537
Average HH Income	\$202,441	\$169,860	\$162,443






HIGHWAY
PROXIMITY

 ADJACENT

 7.5 MILES

 3.7 MILES

NASHUA, NH
14 MILES | 25 MINS

BOSTON, MA
35 MILES | 55 MINS

NEW HAMPSHIRE
MASSACHUSETTS

412 MAIN ST.
GROTON, MA

RYERSON

 **WestRock**

sappi SMC Ltd.

 **VulcanForms**

 **REGENCY**
TRANSPORTATION
WAREHOUSING & DISTRIBUTION

 **Avantor**

 **Commonwealth Fusion Systems**

 **MAXANT**

412 MAIN ST GROTON, MA

FOR LEASE | 28,000 SF +/- INDUSTRIAL BUILDING WITH 1 PAVED AC +/-

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@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