

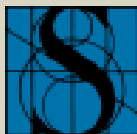
Property for Lease

151 Suffolk Lane Gardner, MA



Building Information:

Building Size:	67,200 square feet
Lot:	6.82 acres
Office:	9,600 s.f.
Air Conditioning:	Office only
Ceiling Height:	20' clear
Building Dimensions:	240' x 280'
Column Spacing:	42' x 40'
Floor:	6" poured concrete
Loading:	Four loading docks and three drive in doors
Power:	3000 amps; 480/277v
Rest Rooms:	Two sets mens and ladies
Heat:	Propane, combination radiant and modine units
Sprinkler:	100% wet
Utilities:	Water, Sewer, city of Gardner
Zoning:	Industrial
Parking:	97 spots
Other:	<ul style="list-style-type: none">• Attractive tiled floor break room• Air compressor room 20' x 20'• Design room• Men's locker room



**THE
STUBBLEBINE
COMPANY**

Information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyer/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

EXCLUSIVE AGENT

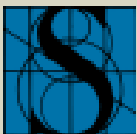
One Cranberry Hill
Lexington, MA 02421
Phone (781) 862-6168
FAX (781) 862-6212

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151 Suffolk Lane Gardner, MA



151 Suffolk Lane, Gardner, an attractive 67,200 s.f., 20' clear facility, was built in 1999 for Woods Equipment Company and is located in the Summit Industrial Park, a master planned 125-acre park. The building has an abundance of power, 9,600 sf of office space, and several other unique features. Access from Boston is via Route 2 West to Route 140 North in Gardner, to Route 101 North. The building is approximately 2.5 miles from Route 2, and within a 15-mile commute are 70,000 potential employees, including experienced skilled labor in plastics, electronics, machinery and fabricated metals.



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