



412 MAIN ST

GROTON, MA

FOR LEASE | 28,500 SF +/- INDUSTRIAL SPACE

- 28,500 SF Available
- Heavy Power
- Large parking area: outside storage opportunity
- Visibility to Route 119

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

28,500 SF Space Available for Lease

PROPERTY HIGHLIGHTS

- 62,000 SF Building on 13.2 Acres
- Heavy Power
- Large parking area for possible outside storage opportunity
- Route 119 Visibility

PROPERTY SPECIFICATIONS

Building Size:	62,000 SF
Lot Size:	13.2
Space Available:	28,500 SF
Zoning:	M1 (Manufacturing)
Lease Rate:	Market

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

NEW ENGLAND SHEETS **QUIET LOGISTICS**

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 +/-

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