

FLEX INDUSTRIAL FOR LEASE

42 Linus Allain Ave, Gardner, MA 01440



About 42 Linus Allain Ave, Gardner MA

42 Linus Allain Ave in Gardner, MA is the newest industrial building on the market for lease and due to many factors, it's going to be leased out fast.

This standalone building has 2 floors totaling nearly 24,000 total SF with 6,320 SF as professional office space & 17,340 SF as manufacturing.

This building comes with everything a manufacturing company could need such as loading docks/ drive-in doors, Class "A" clean room, Class "A" white room, print room connected to water lines, materials/ mixing area, multiple interior cranes, private offices, kitchen/ break room, executive suite, conference rooms, and more. The functional floorplan design is very well suited for multiple light industrial uses.

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While originally built in 1985, upgrades and modifications have been done since then including replacement of the roof, installation of HEPA Filtration systems, building wide security cameras/ access control, aesthetic upgrades and additional office space. Contact us now for more information: Mike Lanney (978.490.6630) or email at Mlanney@APServicesMA.com

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Inquire TODAY before it's too late!

Mike Lanney (978.490.6630) or MLanney@APServicesMA.com