Industrial Space-Gardner

34 Sanborn St, Gardner, MA 01440

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Industrial Space-Gardner

$3.50 - $12.00 /SF/Yr

Industrial office, warehouse and manufacturing space available located in an Industrial zone with ease of highway access. Various commercial uses can work with city approval. This building was part of the Simplex Complex and has approximately 130,000 sqft of available space that can be subdivided to suit your needs. Base price is $3.50/sqft for unheated storage. Owner and tenant will negotiate lease rate based on additional services being provided and location in building. The building has multiple loading docks available to both 1st and 3rd levels, restrooms, power, and heat as required. Plenty of parking is available on site. Perfect location for your storage needs or your manufacturing business...

Rental Rate:	$3.50 - $12.00 /SF/Yr
Property Type:	Industrial
Property Sub-type:	Warehouse
Rentable Building Area:	401,458 SF
Year Built:	1958
Rental Rate Mo:	$0.42 USD/SF/Mo

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1st Floor Ste 11

Space Available	14,000 SF
Rental Rate	$5.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Industrial office, warehouse and manufacturing space available. Bldg 11 is 14,000 sqft and has 14 ft clear height . Base price is $5.00/sqft for unheated storage. Owner and tenant will negotiate lease rate based on additional services being provided and location in building. The building has multiple loading docks, restrooms and power, and heat as required. Plenty of parking is available on site. Perfect location for your storage needs or your manufacturing business

2

1st Floor Ste 4

Space Available	8,150 SF
Rental Rate	$3.50 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

3

1st Floor Ste 8

Space Available	12,500 SF
Rental Rate	$3.50 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

4

3rd Floor Ste 1

Space Available	10,500 SF
Rental Rate	$3.50 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Industrial office, warehouse and manufacturing space available. Bldg 3 is 4350 sqft and can be combined with Bldg 2 to total 10,100 sqft. Base price is $3.50/sqft for unheated storage. Owner and tenant will negotiate lease rate based on additional services being provided and location in building. The building has multiple loading docks, restrooms and power, and heat as required. Plenty of parking is available on site. Perfect location for your storage needs or your manufacturing business

5

3rd Floor Ste 11

Space Available	13,000 SF
Rental Rate	$4.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Industrial office, warehouse and manufacturing space available. Bldg 11 is 27,500 sqft has has direct dock access. Base price is $4.00/sqft for unheated storage. Owner and tenant will negotiate lease rate based on additional services being provided and location in building. The building has multiple loading docks, restrooms and power, and heat as required. Plenty of parking is available on site. Perfect location for your storage needs or your manufacturing business

6

3rd Floor Ste 2

Space Available	5,750 SF
Rental Rate	$3.50 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Industrial office, warehouse and manufacturing space available. Bldg 2 is 5750 sqft and can be combined with Bldg 3 to total 10,100 sqft. Base price is $3.50/sqft for unheated storage. Owner and tenant will negotiate lease rate based on additional services being provided and location in building. The building has multiple loading docks, restrooms and power, and heat as required. Plenty of parking is available on site. Perfect location for your storage needs or your manufacturing business

7

3rd Floor Ste 4A

Space Available	800 SF
Rental Rate	$12.00 /SF/Yr
Date Available	Now
Service Type	Full Service Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

All inclusive office space. 3 offices plus an open bull pen area. Rent is full gross.

8

3rd Floor Ste 5

Space Available	5,100 SF
Rental Rate	$3.50 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

9

3rd Floor Ste 9

Space Available	5,100 SF
Rental Rate	$3.50 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Industrial office, warehouse and manufacturing space available. Base price is $3.50/sqft for unheated storage. Owner and tenant will negotiate lease rate based on additional services being provided and location in building. The building has multiple loading docks available to both 1st and 3rd floors, restrooms and power, and heat as required. Plenty of parking is available on site. 3rd floor which has ground access can be divided into spaces starting at 1000 sqft for offices and manufacturing, Perfect location for your storage needs, or manufacturing or small business.

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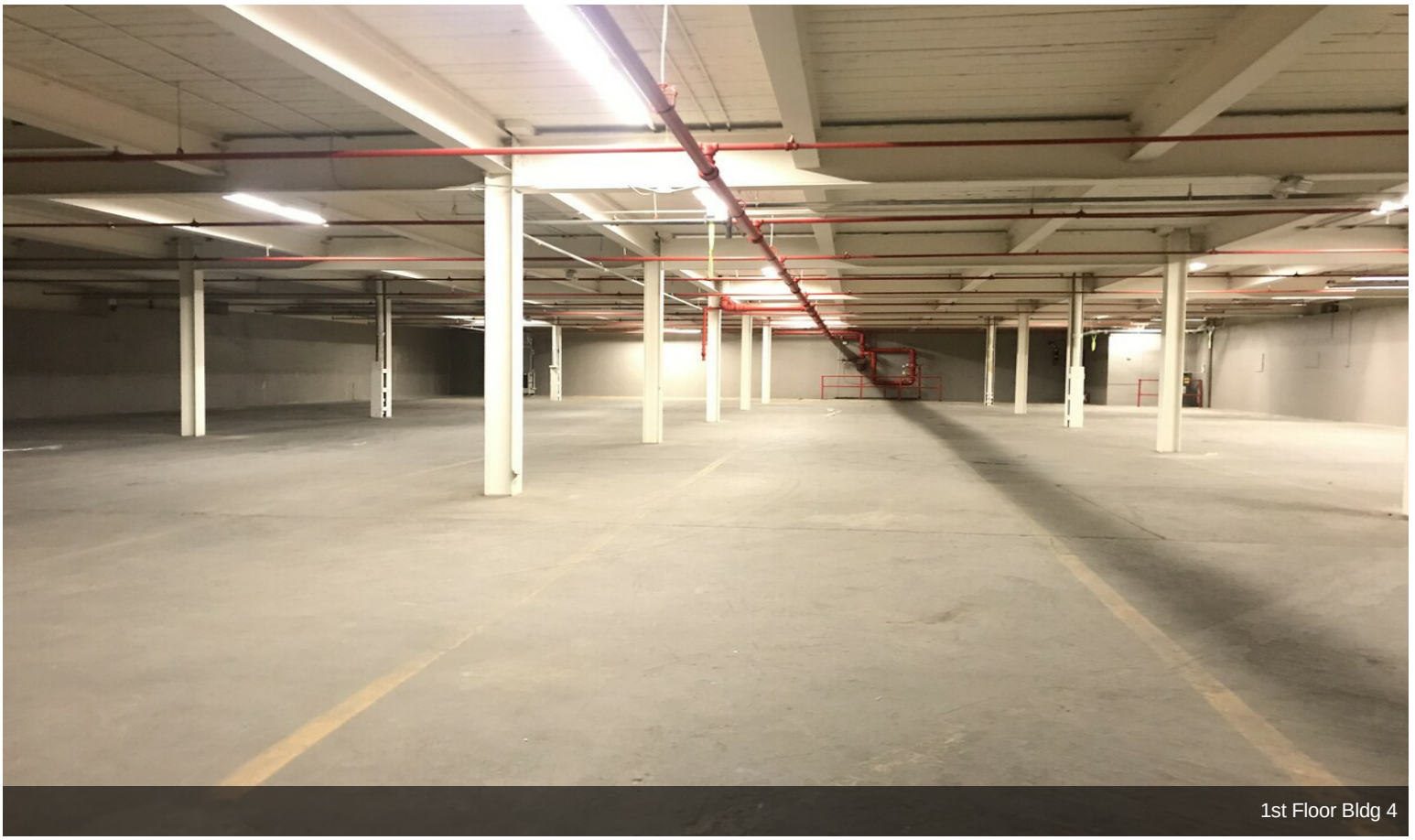
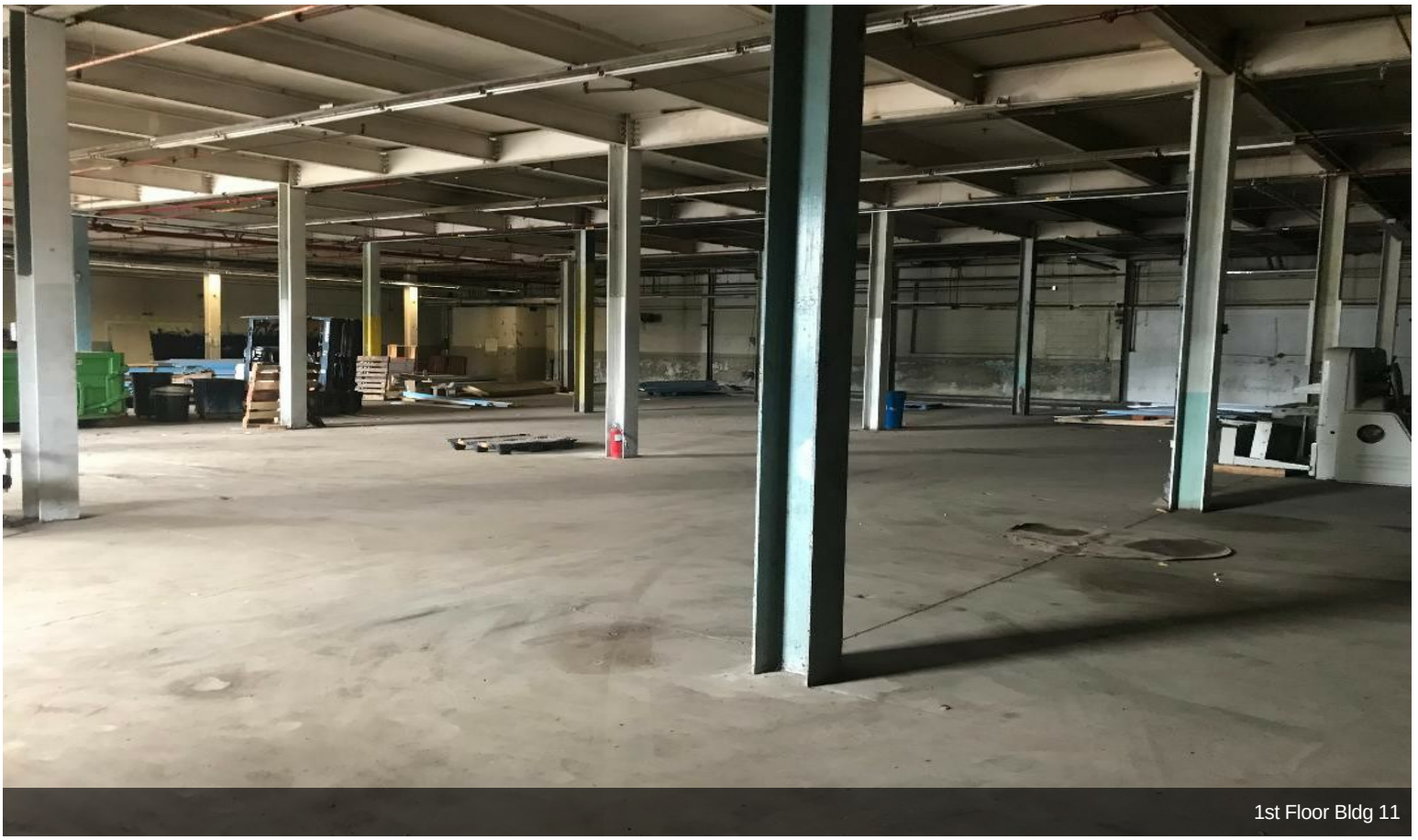
Property Photos



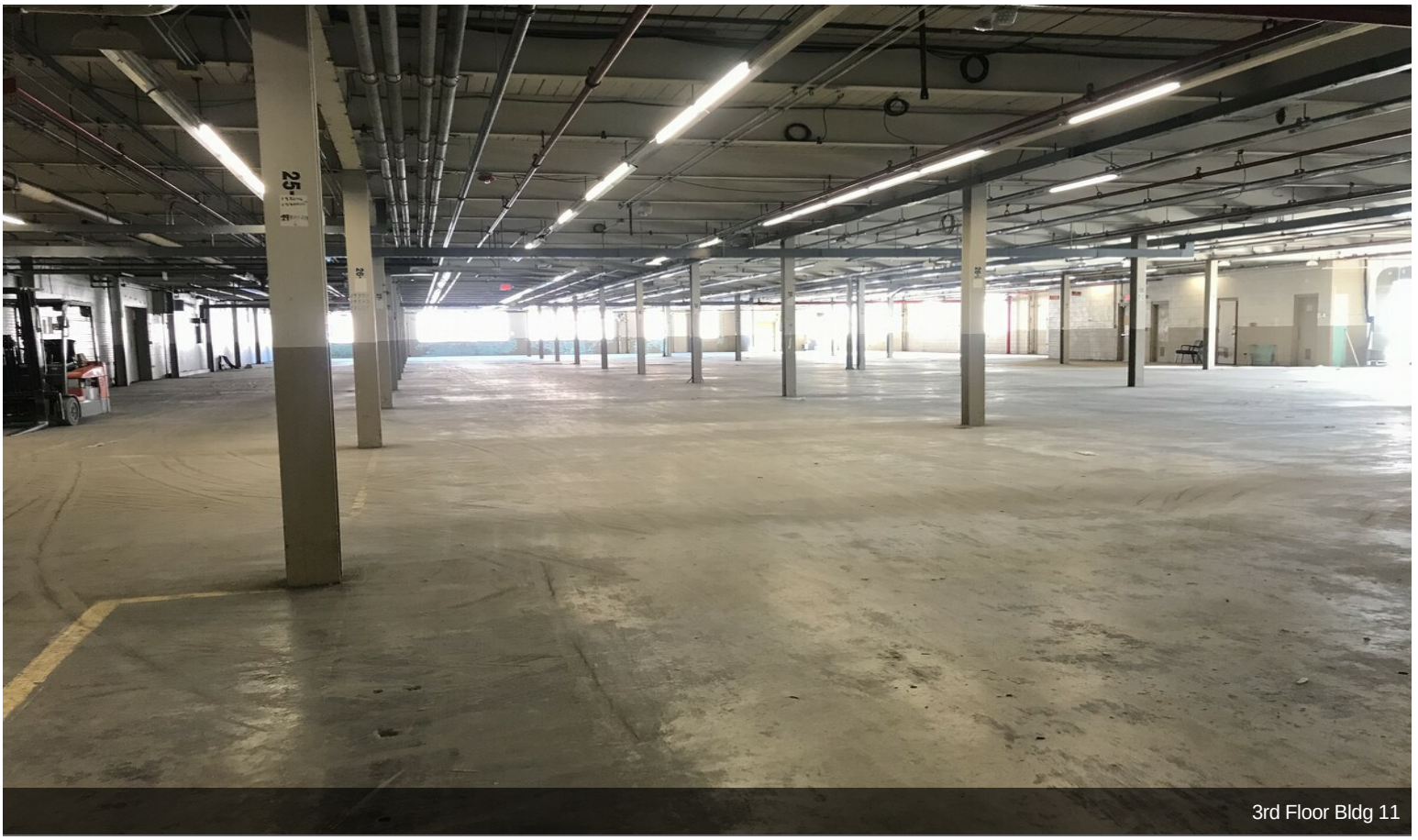
1st Floor Bldg 4



1st Floor Bldg 11

Property Photos

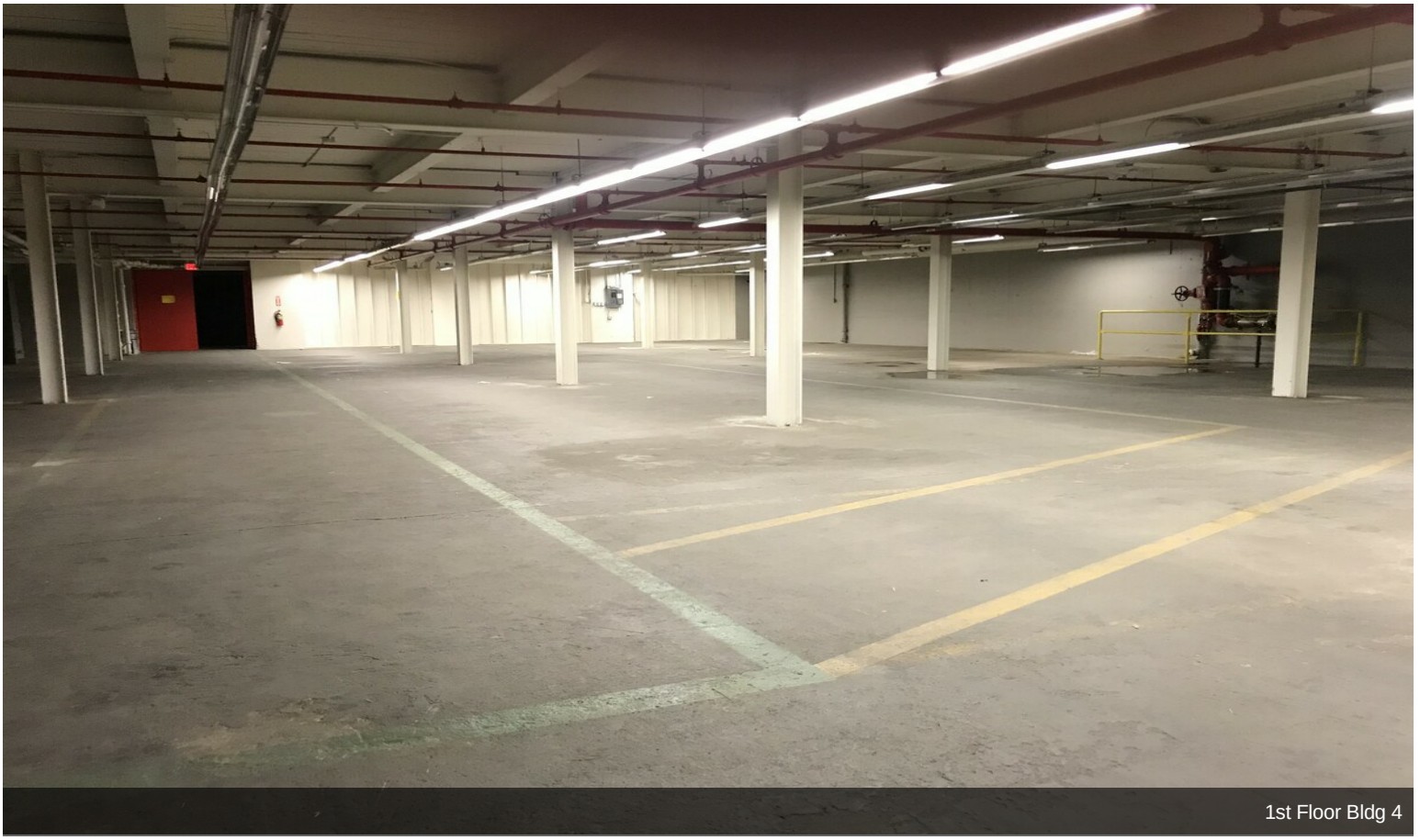
West Side



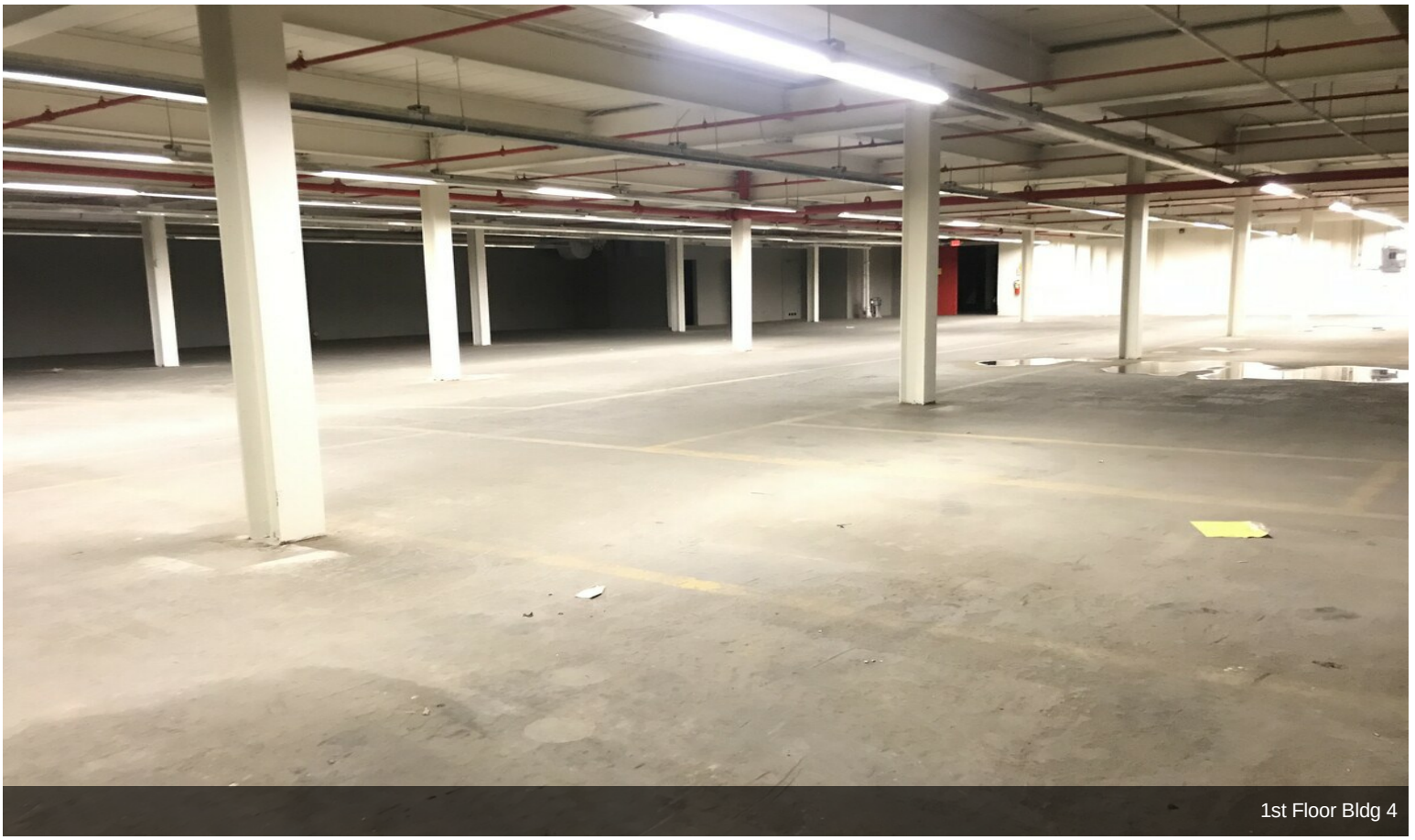
3rd Floor Bldg 11

Property Photos

Bldg 4 Heat


1st Floor Bldg 4

Property Photos



1st Floor Bldg 4

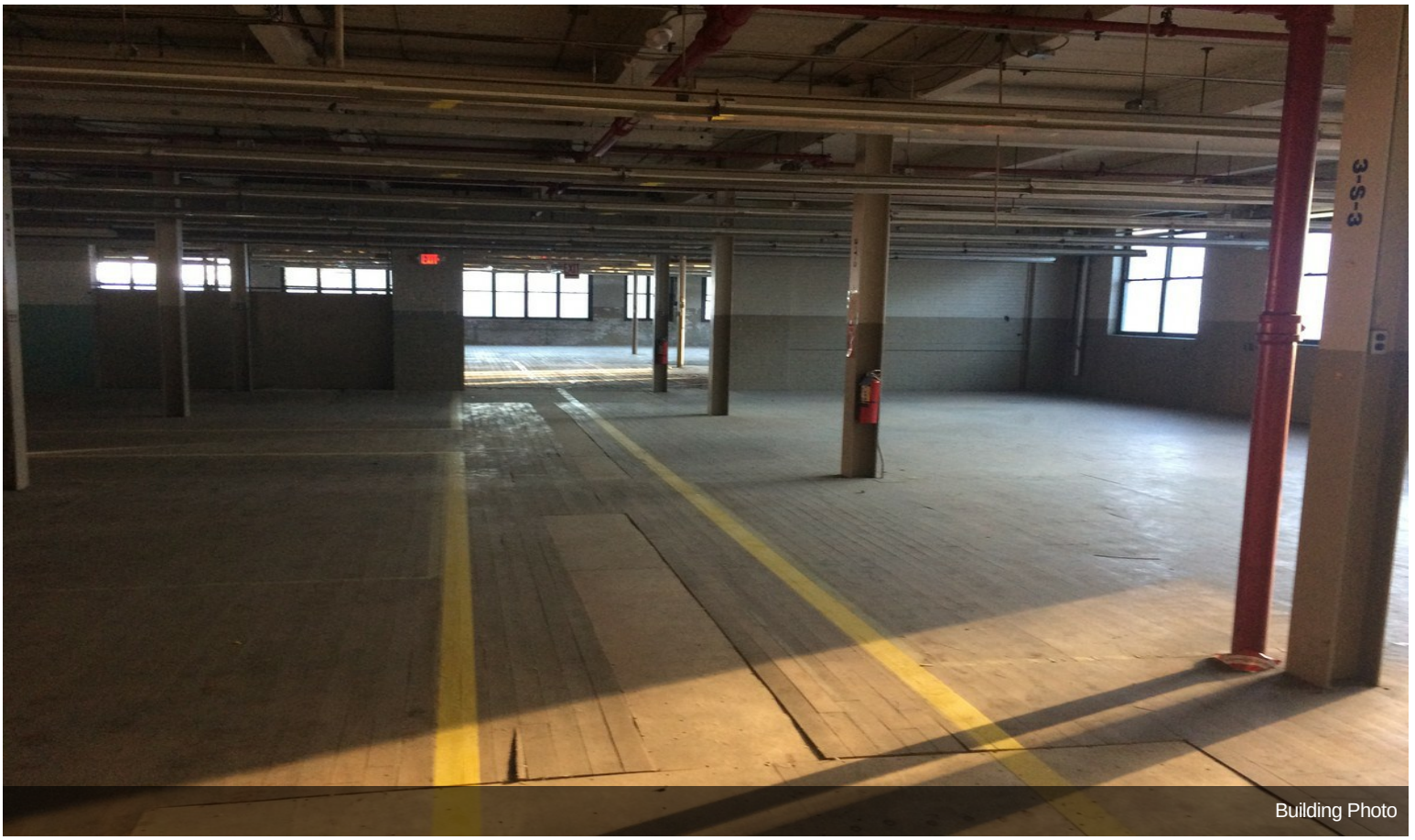
South Side

Property Photos

South East Side

Building Photo

Property Photos



Building Photo