

**FOR  
SALE**

# 25 KRAFT STREET

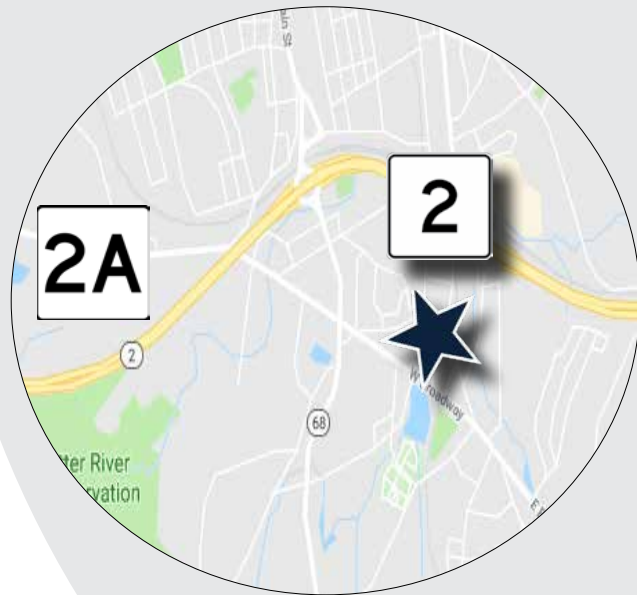
## GARDNER, MA



## 21,239 SF INDUSTRIAL/FLEX BUILDING FOR SALE

» The Stubblebine Company is pleased to offer for sale 25 Kraft Street Gardner, MA to the marketplace:

- Fully air-conditioned
- Active Rail
- Right off Route 2
- Potential uses include: retail, industrial, office and flex/R&D



**EXCLUSIVE LISTING AGENT**  
THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE</b>	21,239 SF
<b>LAND</b>	0.8 acres
<b>YEAR BUILT</b>	1935
<b>CEILING HEIGHT</b>	12'6"
<b>HVAC</b>	Heat and air-conditioning
<b>ROOF</b>	Rubber
<b>COLUMN SPACING</b>	22' x 18'
<b>HEATING</b>	Gas (majority of property) and oil (smaller original offices)
<b>ZONING</b>	IND 1
<b>UTILITIES</b>	Town water, town sewer and gas heat
<b>SPRINKLER</b>	DRY system
<b>RAIL</b>	Active rail (PAN-AMERICAN)
<b>LIGHTING</b>	LED
<b>TAXES:</b>	\$8,489.01 (2019)
<b>POWER</b>	400 amps 3-Phase
<b>LOADING</b>	One (1) tailboard



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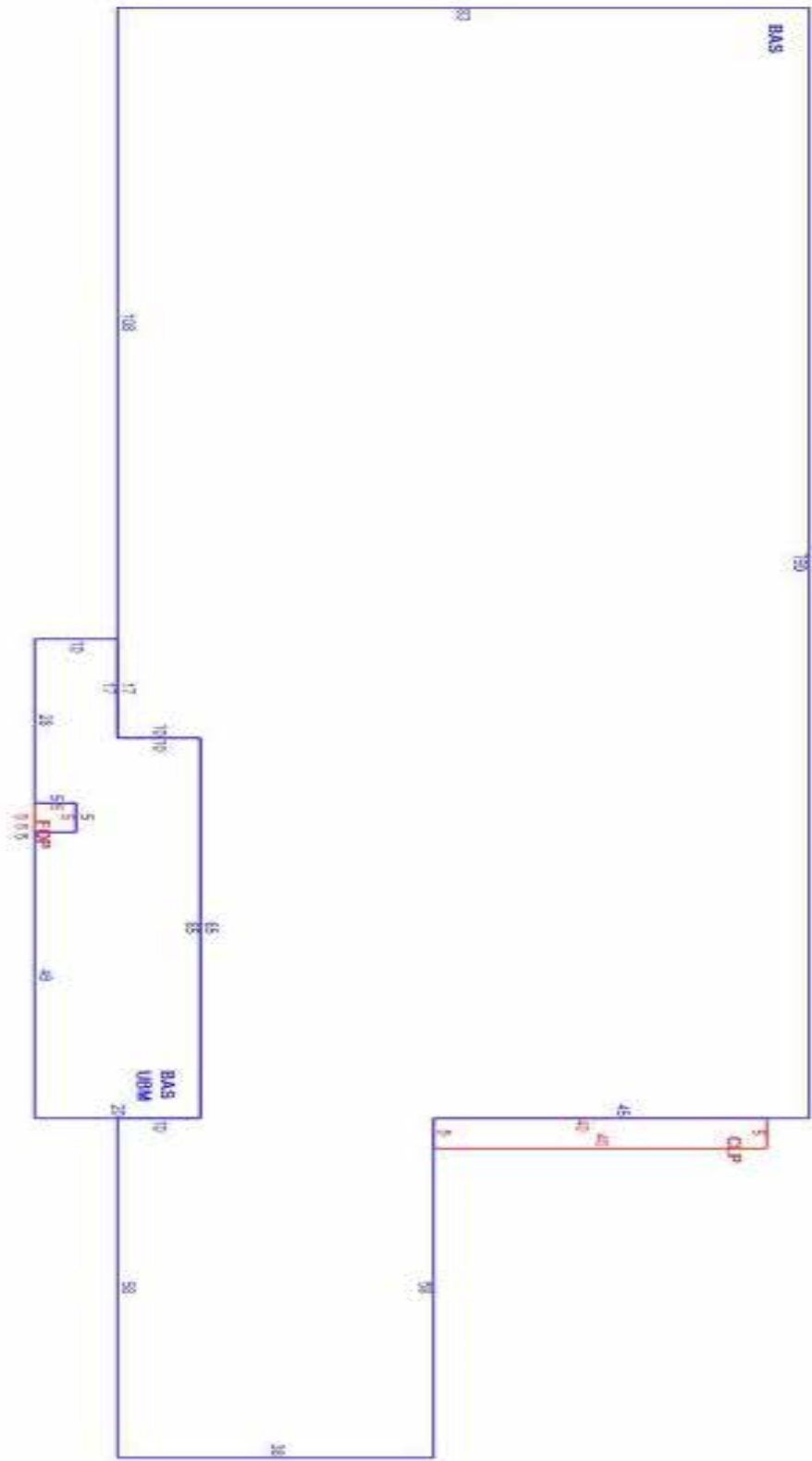
**EXTERIOR PHOTOS**



INTERIOR PHOTOS

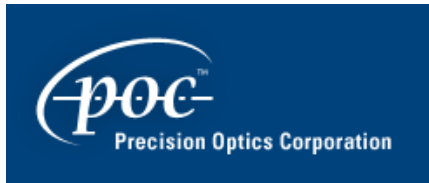


FLOOR PLAN





CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



## LOCATION



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CORFAC INTERNATIONAL

## CONTACT

**ALAN RINGUETTE** 978-265-8112

**DAVID SKINNER** 617-999-0057

- 14 Miles to Leominster, MA
- 16.5 Miles to Worcester, MA
- 57 Miles to Nashua, NH
- 61 Miles to Boston, MA
- 77.7 Miles to Hartford, CT

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.