

FOR  
LEASE

# 42 Linus Allain Ave, Gardner, MA

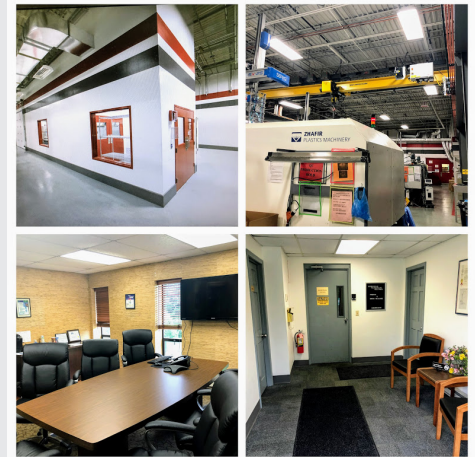


## INDUSTRIAL/ FLEX SPACE FOR LEASE

AP Services is pleased to offer 24,000 SF for Lease in a stand-alone, Two (2) Level Office & One (1) Level Shop at 42 Linus Allain Ave, Gardner MA 01440.

## DETAILS INCLUDE:

- Located within a large suburban community central business district with access to major interstate
- Well maintained industrial building
- Functional floorplan & layout
- Ample Power Capabilities



EXCLUSIVE LISTING AGENT: AP SERVICES  
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## PROPERTY SPECIFICATIONS

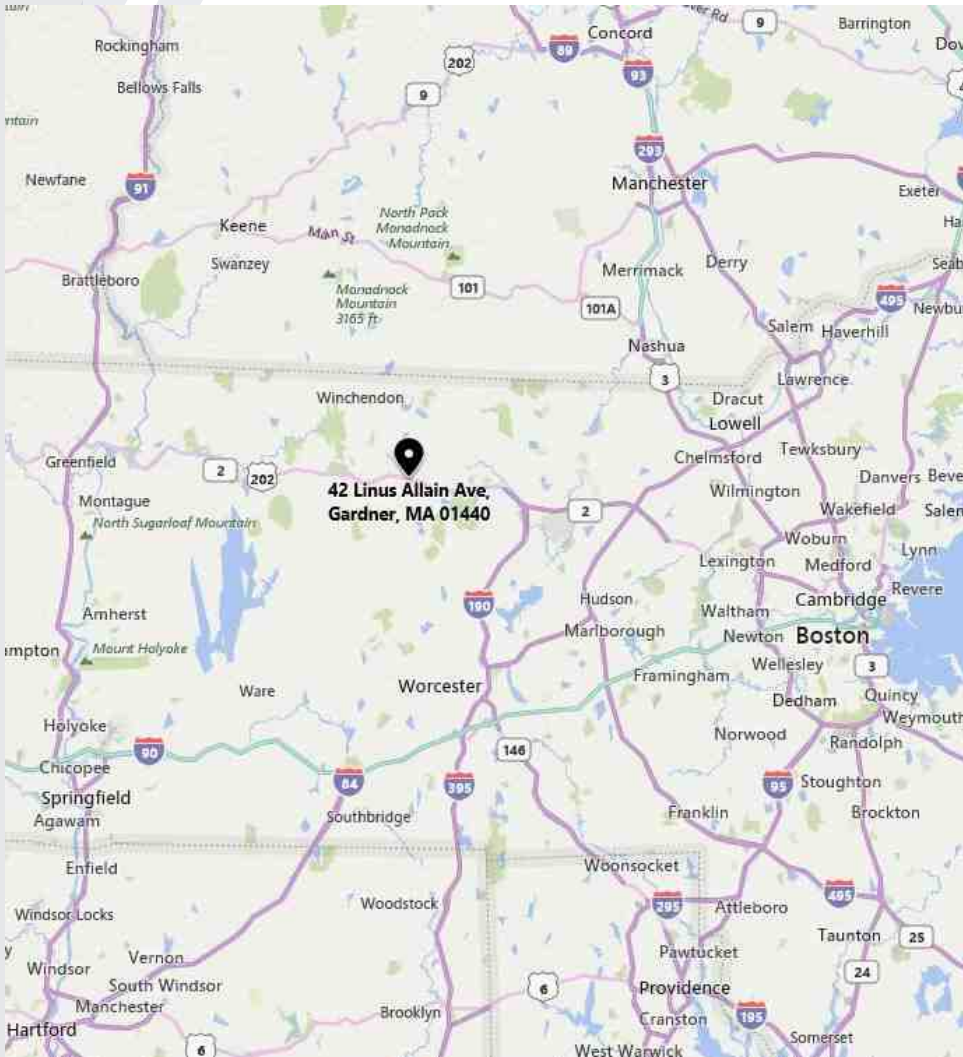
BUILDING SIZE:	23,660 SF
AVAILABLE:	23,660 SF
SITE:	141,570 SF (3.25 Acres)
LOADING:	Multiple
HEIGHT:	18' - 20' CLEAR
SPACING:	Approximately 75% Mfg   25% Office
SPRINKLER:	100% SPRINKLERED
POWER:	Ample Power Capabilities
CONSTRUCTION:	CONCRETE/BLOCK
ROOF:	Rubber/ Steel Decking
HEAT:	GAS
POWER:	NATIONAL GRID
YEAR BUILT:	1985
RATE:	+/- \$5.00 SF

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## LOCATION



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**CONTACT APS**

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