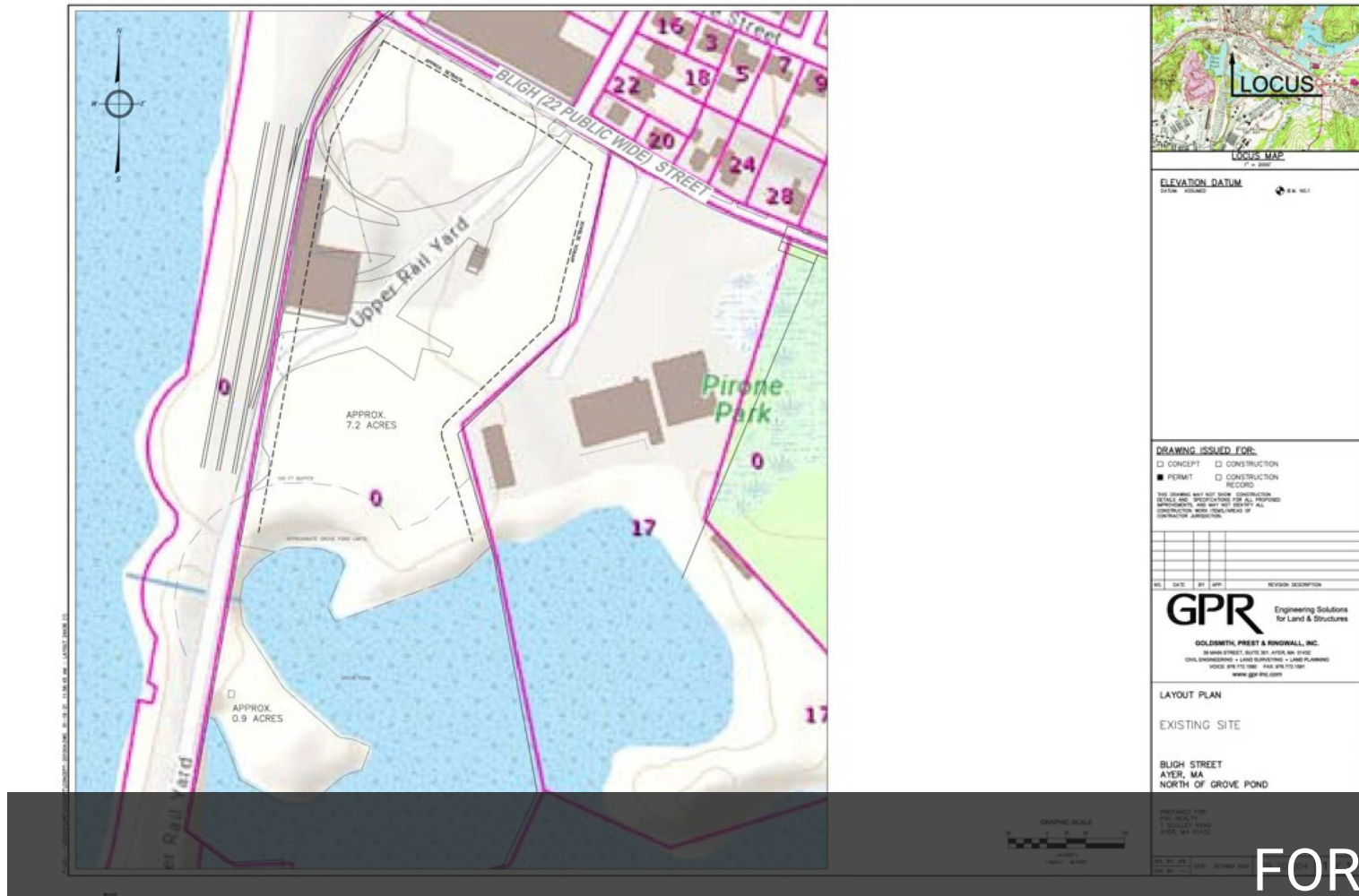


FOR LEASE AYER MA: WAREHOUSE SPACES WITH OUTSIDE

1 BLIGH STREET, AYER, MA 01432



KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
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1 BLIGH STREET



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PROPERTY DESCRIPTION

1 BLIGH STREET



Two industrial zoned spaces (11,000 & 1,500 rsf) are now available as a rail transfer facility, distribution center, warehousing or contractor space and/or yard.

This 7.5 acre secured site is located just north of the Devens Commerce Center and south of the Ayer downtown. Utilities include Town Sewer & Water, NGrid three phase and NG service.

There is a rail spur off the CSX railroad.

The locally based building owners are just completing renovations to include a new roof, two loading dock doors, lighting, a bathroom and regrading of the outside storage areas....

There is an on-site property coordinator.

Space 1: 11,000 rsf, 14 ft clear, two loading docs, one 12 x 14 ft Drive-In door,

two doors to the rail spur, dry sprinkler system and one bathroom.

Rent- \$12.50/rsf NNN CAM & Taxes Est \$1.85/rsf

Term- Minimum three years, five years preferred

Space 2: 1,500 rsf, 7 ft clear, ground level, concrete floor, two Drive-In doors

Rent \$1,500/mo plus utilities

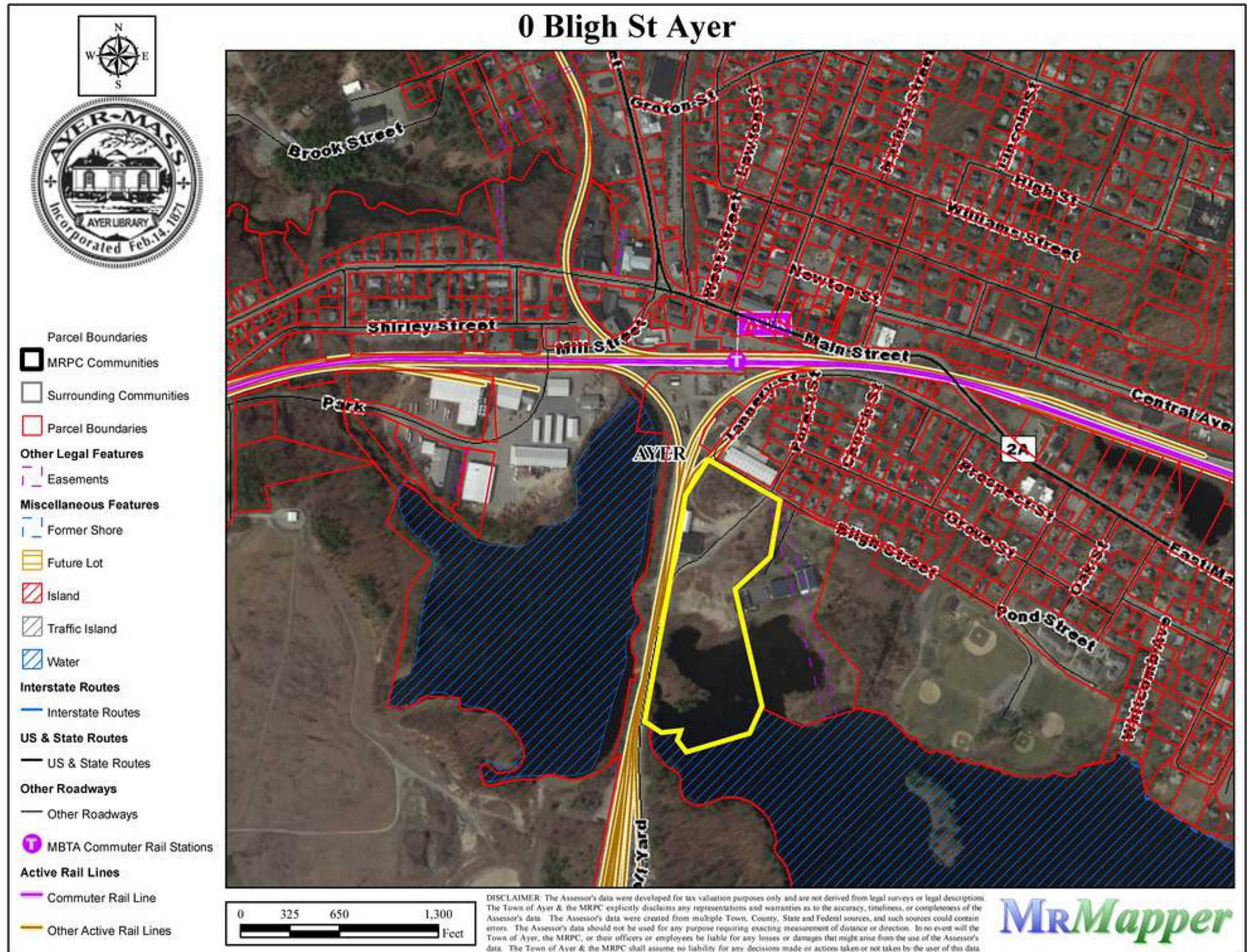
LOCATION MAPS

1 BLIGH STREET



PROPERTY PHOTOS

1 BLIGH STREET



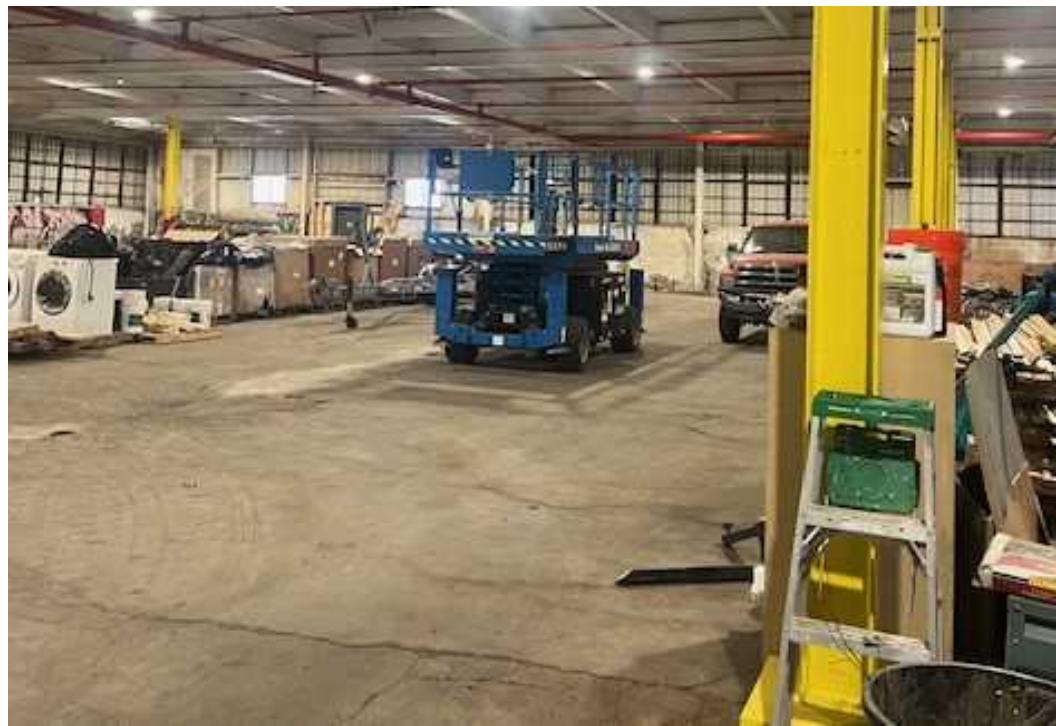
PROPERTY PHOTOS

1 BLIGH STREET



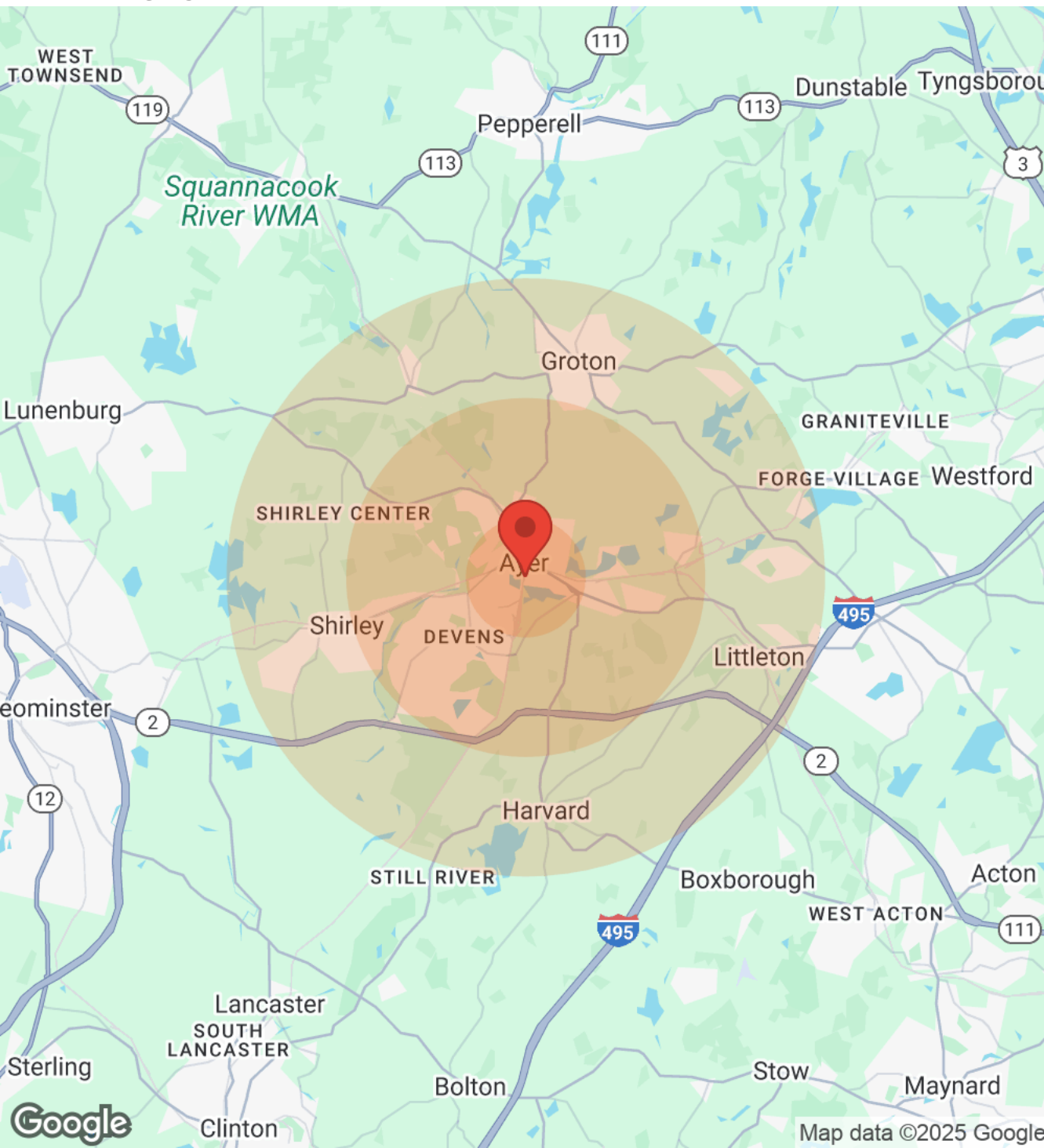
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1 BLIGH STREET



DEMOGRAPHICS

1 BLIGH STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,287	6,648	15,012
Female	2,301	6,759	15,015
Total Population	4,588	13,407	30,027

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	802	2,183	5,033
Ages 15-24	558	1,697	4,121
Ages 25-54	2,132	5,582	11,819
Ages 55-64	559	1,779	4,123
Ages 65+	537	2,166	4,931

Race	1 Mile	3 Miles	5 Miles
White	4,031	12,165	27,586
Black	280	638	1,197
Am In/AK Nat	1	1	1
Hawaiian	N/A	N/A	N/A
Hispanic	246	515	1,171
Multi-Racial	384	692	1,182

Income	1 Mile	3 Miles	5 Miles
Median	\$50,881	\$84,867	\$93,255
< \$15,000	352	539	898
\$15,000-\$24,999	147	254	572
\$25,000-\$34,999	115	221	528
\$35,000-\$49,999	308	668	1,083
\$50,000-\$74,999	337	749	1,657
\$75,000-\$99,999	336	826	1,369
\$100,000-\$149,999	267	948	2,201
\$150,000-\$199,999	68	362	1,117
> \$200,000	42	295	1,159

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,591	5,987	12,122
Occupied	2,290	5,467	11,145
Owner Occupied	1,087	3,656	8,103
Renter Occupied	1,203	1,811	3,042
Vacant	301	520	977



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SOLUTIONS**

DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER



PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

■ Massachusetts
■ Rhode Island

EDUCATION

Norwich University
B.S. Civil Engineering

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RAJ SIDHU

COMMERCIAL REALTOR

PERSONAL PROFILE

As a previous small business owner and active investor, Raj's attention to fine details and ability to understand changing business environments makes him a great resource for any client.

Raj also works with the Government Services at KW Commercial team to help government clients with their real estate brokerage and consulting needs.

WORK EXPERIENCE

Raj Sidhu is a licensed Commercial Realtor® in the state of Massachusetts. With his three Master's degrees in Economics, City and Regional Planning and City Planning from Boston University, Raj understands and helps his clients review and navigate the market and community challenges they face with any property sale, acquisition or lease.



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