

FOR SALE **MANUFACTURING / INDUSTRIAL**

LOT SIZE- 1.76 ACRES WITH AMPLE PARKING

PRIMARY BUILDING SIZE- 11,514 SQ FT

ZONING- LIGHT INDUSTRIAL

SITE- RELATIVELY LEVEL AND RECTANGULAR

CEILING HEIGHT- 12.5' MANUFACTURING AREA

***SINGLE LEVEL WOOD-FRAMED STRUCTURE**

***PARTIAL BASEMENT**

***TOWN OF AYER SEWER AND WATER**

***DRY SPRINKLER SYSTEM**

***523 SQ FT ACCESSORY BUILDING**

POTENTIAL APARTMENT/CONDO REDEVELOPMENT

\$ 5 9 5 , 0 0 0

No redevelopment permitting contingencies considered at this pricing structure.

13 GROTON HARVARD ROAD, AYER, MA 01432



**CLOSE PROXIMITY TO AYER
CENTER, I-495 AND ROUTE 2**



Jay Nuss Realty Group, LLC
Space To Fit Your Business Needs

MANUFACTURING / INDUSTRIAL

***FORMER HOME OF
R. MURPHY KNIFE
COMPANY.**

***42" HIGH LOADING
PLATFORM
SERVICED BY A 10' X
10' OVERHEAD
SHIPPING/RECEIVING
DOOR.**

***400-AMP/208 VOLT, 3
PHASE ELECTRIC
SERVICE.**

***LIFE SAFETY AND
SECURITY SYSTEMS.**



35

**MILES NORTHWEST
OF BOSTON**

\$77,112

MEDIAN INCOME

8145

POPULATION

**For More Information, Please Contact Liz Tavares at
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