FOR LEASE

97 GARDNER ROAD

NEW CONSTRUCTION CONTRACTOR & FLEX BAYS

1,250 SF – 7,500 SF Available

Units lease separately or together

12' × 14' DOORS
Drive-in garage door in every unit

INFRARED HEAT
Propane-fired heaters plus shop sinks

2 PARKING SPACES
Included with each unit



6
UNITS AVAILABLE

AHO
PROPERTIES

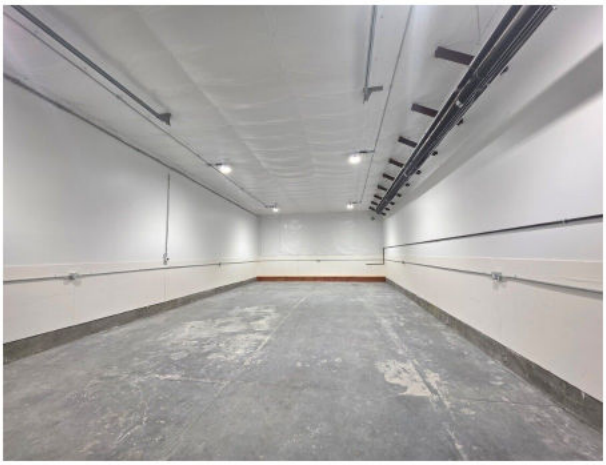
WINCHENDON, MASSACHUSETTS
97 Gardner Rd · Winchendon, MA 01475

PROPERTY OVERVIEW

NEWLY CONSTRUCTED CONTRACTOR / FLEX BAYS

Newly constructed contractor/flex bays available for lease. The property consists of three buildings. Two are 6,250 SF and one is 2,500 SF. Each leasable unit is 1,250 SF (25' x 50') with a 12' x 14' garage door. Units can be leased separately or together.

The property is located directly on Route 140 and sits just north of Route 2.



PROPERTY SUMMARY

Address	97 Gardner Rd, Winchendon, MA 01475
Property Type	Contractor / Flex Bays
Buildings	3 (15,000 SF total)
Total Units	12
Unit Size	1,250 SF (25' W x 50' D)
Restrooms	Common, maintained by property manager

BUILDINGS

Building	Size (SF)	Units
Building 1	6,250	5
Building 2	6,250	5
Building 3	2,500	2
Total	**15,000**	**12**

6
UNITS AVAILABLE

6
UNITS LEASED

EVERY UNIT INCLUDES

- **1,250 SF** 25' x 50' bay
- **12' x 14'** garage door
- **Propane-fired** infrared heaters
- **Shop sink** in each unit
- **2 parking** spaces

97 Gardner Rd., Winchendon, MA

PROPERTY PHOTOS









PROPERTY HIGHLIGHTS

- Newly constructed contractor / flex bays
- 12' x 14' drive-in garage door per unit
- 2 parking spaces included with each unit
- Units lease separately or together
- Propane-fired infrared heat and shop sinks
- Common restrooms maintained by property manager

LOCATION

97 Gardner Road (Route 140), Winchendon, MA 01475



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