



1 WESTEC DR, AUBURN, MA 01501

FOR LEASE

PROPERTY SUMMARY

This commercial property at 1 Westec Drive in Auburn, MA, spans approximately 1.5 acres and offers 10,000 square feet of combined office and warehouse space. Designed for versatility, it is ideal for businesses in distribution, manufacturing, or professional services. The property is zoned for a variety of commercial uses, including office, retail, and light industrial.



LOCATION SUMMARY

Situated on Route 20, a major commercial corridor, the property provides high visibility and easy access for clients, employees, and delivery vehicles. Its prime location offers convenient connectivity to key highways, including Interstate 290 and Interstate 90 (Mass Pike), ensuring efficient access to Worcester, Boston, and other central Massachusetts hubs.

OFFERING SUMMARY

Lease Price:	\$25 NNN
Available Space:	10,794 SF
Zoning:	HB
Property Type	Flex



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No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.



POPULATION	3 MILE	5 MILES	7 MILES
Total Population 2024	62,400	190,394	279,515
Total Population 2029	62,886	192,933	282,746
Average Age 2024	37	36	38
Average Age 2029	39	38	39

HOUSEHOLDS & INCOME	3 MILE	5 MILES	7 MILES
Total Households 2024	24,112	74,387	109,226
Total Households 2029	24,639	76,508	112,100
Average HH Income	\$96,297	\$91,907	\$103,454

* Demographic data derived from ESRI

