

10 Cabot Street

Southbridge, Massachusetts

This two-story warehouse was built in 1956 as a glass plant and converted in 1971 to warehouse space. The building is perched at the highest point of the site and offers a full view of the Southbridge Business Center and the newly constructed Southbridge Hotel and Conference Center.

10 Cabot Street has a three bay loading dock on the first floor and a single dock at the lower level. The building is set up for a mixture of office, manufacturing and warehouse.

The center of the first floor has a clear height exceeding 20 feet.



**Kelleher &
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industrial/office/manufacturing/storage

for sale or lease

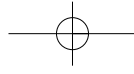


Physical Description:

Zoning District:	Industrial/Office/Manufacturing/Storage
Year Completed/ Renovated:	1956, Converted to Warehouse in 1971
Number of Floors:	2
Net Rentable Area:	44,405 square feet
Exterior Walls:	Concrete Block and Metal
Floor Load:	300 lbs. per square foot
Ceiling Height:	14' to 30'
Elevator:	One (1) Freight
HVAC:	Steam Heat
Fire Safety:	Fully Sprinklered
Parking:	275 Spaces
Fiber Optics:	Available
Loading Dock:	Three (3) Bay Loading Dock on Upper Level and One (1) Dock at Lower Level

For more information please contact Don Mancini or Jim Umphrey at 508-755-0707

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

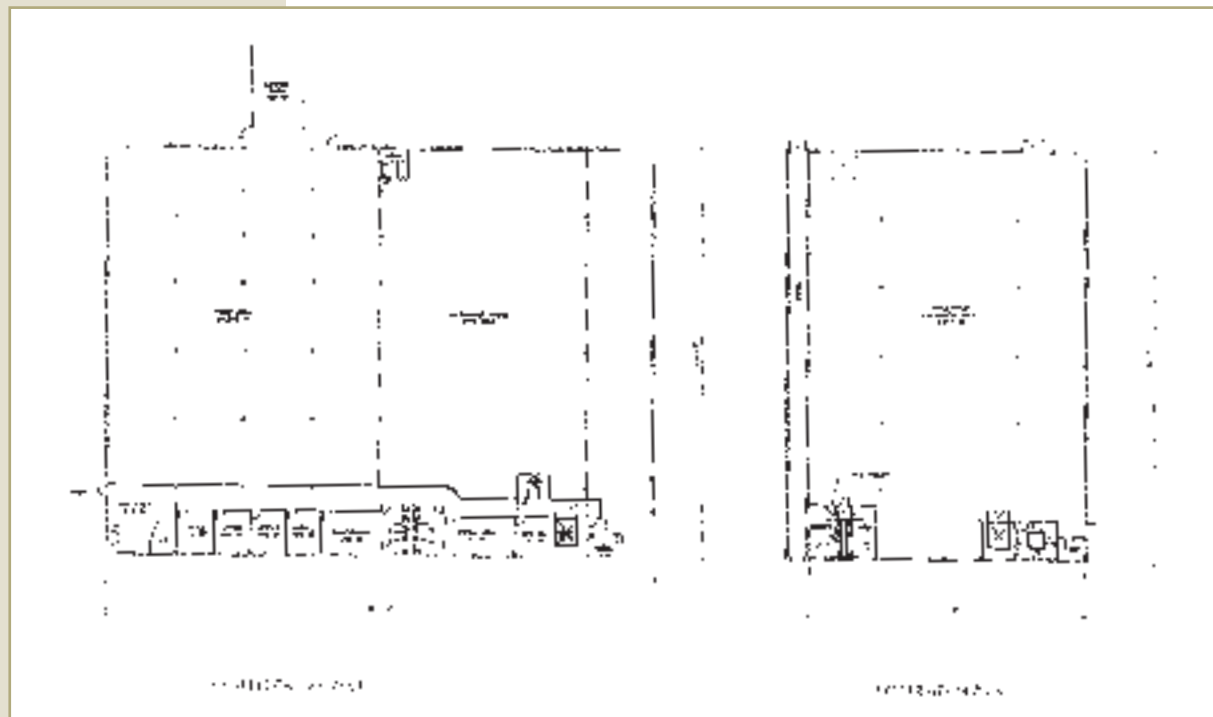


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The Southbridge Business Center encompasses approximately 1,200,000 square feet, in 12 principal buildings, on 150 acres. The complex is strategically located just minutes from the intersection of I-90 and I-84 in Sturbridge, and is just 25 minutes from Worcester, 35 minutes from Hartford, 45 minutes from Providence, and 70 minutes from Boston. Additionally, the complex features the following significant amenities:

- 315,000 square foot state-of-the-art hotel and conference center including 205 hotel rooms, fitness center, a pub, racquetball courts, pool, spa, as well as some of the nicest conference rooms and meeting areas in all of Central Massachusetts.
- An on-site power plant producing steam generated electricity, heat, and chilled water for the complex. Steam and compressed air are available throughout the complex for various manufacturing uses.
- On-site property management by Franklin Realty Advisors whose primary role is maintaining the property and providing a full range of services for the park's tenancy.
- Availability of customized build-to-suit space for qualified tenants.
- Pastoral business park setting accentuated by the Quinebaug River that runs through the complex.



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