

# Light Manufacturing/Industrial Building FOR SALE!

383 Shrewsbury Street, Worcester, MA



For more information or to schedule a tour,  
Please contact either of the following  
individuals:

James G. Umphrey  
Principal  
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**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

## Excellent Light Industrial/Manufacturing Opportunity!

**Kelleher & Sadowsky Associates has been named the exclusive sales agent for 383 Shrewsbury Street in Worcester. Situated on desirable Shrewsbury Street, the building provides exceptional highway access (Routes 9 & 290). This MG-2.0 flexible zoning and superb location make this an unbelievable business opportunity. A light industrial structure that offers fully air-conditioned space, with excellent open manufacturing / warehouse area. Ample on-site parking . Call today to set up a tour!**

<b>Location:</b>	<b>383 Shrewsbury Street, Worcester, MA</b>
<b>Site Size:</b>	<b>17,723 SF</b>
<b>Building Size:</b>	<b>23,850 SF</b>
<b>Utilities:</b>	<b>Public Water &amp; Sewer</b>
<b>Power:</b>	<b>600V 200A</b>
<b>Zoning:</b>	<b>MG-2.0</b>
<b>Loading Docks:</b>	<b>One (1) Loading Dock, Three (3) Drive-In</b>
<b>Sprinkler System:</b>	<b>Yes, Wet System</b>
<b>Parking:</b>	<b>20 Unmarked, Potentially Expandable</b>
<b>Asking Price:</b>	<b>\$725,000</b>