

Outstanding Industrial Space ~ For Lease!

4 Washington Street, Route 20, Auburn, Massachusetts



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

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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Outstanding Access . . . High Visibility . . . Heavy Power!

Prospective tenant can occupy one of two available spaces of either 3,500 square feet or 6,500 square feet. The building is owner occupied and sits on Route 20 less than 1/4 mile from the Routes 290, 146, Mass Pike Interchange. Substantial lot size with plenty of off-street parking.

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|---|-------------------------|----------------------------------------------|
| 3 | Available Space: | 3,500 or 6,500 square feet |
| 3 | Office: | Ample Office and Conference Rooms |
| 3 | Loading: | One (1) Loading Dock |
| 3 | Clear Height: | 16 feet |
| 3 | Power: | Three-Phase |
| 3 | Construction: | Steel Frame on Concrete Slab |
| 3 | Sprinklers: | Yes, Wet System |
| 3 | Utilities: | Town Water, Sewer, Gas & Electric |
| 3 | HVAC: | Oil by forced Hot Air / Office AC |
| 3 | Access: | Route 12, 20, 146, 290 & I-90 |
| 3 | Asking: | \$8.00 per square foot, triple net |