

7,480+- Square Foot Class A Industrial Building For Lease
110 Blackstone River Road, Worcester, Massachusetts



For more information or to schedule a tour,
Please contact either of the following
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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Class A Industrial Offered For Lease - Available April 1, 2010

Kelleher & Sadowsky Associates has been named the exclusive leasing agent for 110 Blackstone River Road in Worcester. Located just seconds from Route 20 and Route 146, the building offers exceptional access to the Mass Turnpike. The 34,580 square foot site is improved with 600 +- sq. ft. of office area, along with clear span Class A high-bay industrial / warehouse space.. Mezzanine above office area provides additional storage or possible office expansion. The building offers 8' x 10' dock doors, as well a 12' x 14' drive-in access. Some existing racking may be included for a long-term credit tenant.

Address:	110 Blackstone River Road Worcester, Massachusetts
Building Area:	7,480 +- square feet
Land Area:	34,580 +- square feet (0.793 acres)
Building Age:	April 1998
Utilities:	Municipal Water & Sewer
Zoning:	ML - 2.0
Highway Access:	Routes 20, 146, 290, 395 & I-90
Construction:	Fabricated Steel
HVAC:	Gas Heat, Office Area Air-Conditioned
Loading:	Two (2) Docks, Two (2) Drive-In Doors
Parking:	Twelve (12) +-
Ceiling Height:	19' to 23'
Lease Rate:	\$6.50 per square foot, triple net