

# 12,000 +- Square Foot Warehouse Building Available For Lease 130R Blackstone River Road Worcester, MA



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

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**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

## [Former Commercial Electric Building Available For Lease](#)

On behalf of L.N. Sherry Company, Inc. Kelleher & Sadowsky Associates is pleased to introduce 130R Blackstone River Road, a 12,000 sq. ft. warehouse building located just seconds from Route 146. The building offers excellent loading, with ramped drive-in access along with seven loading docks. There is ample outside storage area surrounding the building, allowing for additional outside storage, or parking for up to 20 +- trailers. Available immediately.

The building is ideal for cold storage, as there is currently no sanitary line to the building. Air conditioned in office area, and heated in shop area by gas.

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|-------------------------|---|
| <b>Address:</b>         | 130R Blackstone River Road, Worcester, MA |
| <b>Building Size:</b>   | 12,000 +- square feet                     |
| <b>Year Built:</b>      | 1960 +-                                   |
| <b>Utilities:</b>       | City Water, Gas & Electric                |
| <b>Highway Access:</b>  | Excellent - Routes 146, 290 & I-90        |
| <b>Trailer Parking:</b> | 20 +- spaces available                    |
| <b>Ceiling Height:</b>  | 18' +- on center                          |
| <b>Loading Docks:</b>   | Seven (7)                                 |
| <b>Drive-In Door:</b>   | One (1) ramped door                       |
| <b>Zoning:</b>          | Mixed Use, MG - 2.0                       |
| <b>Lease Rate:</b>      | \$3.50 per square foot, nnn               |