

Prime Industrial Site Available For Sale

217 Brooks Street, Worcester, Massachusetts



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

John McKinley, SIOR
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Don Mancini, SIOR, CCIM
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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Terrific Development Site With Great Highway Access

Very rare offering, located seconds from I-190 in an established industrial park, this site would be ideal for many distribution, wholesale or manufacturing uses. Neighbors include Showcase Cinemas, Price Chopper, Verizon and Consumer Auto Parts. All utilities at the site!

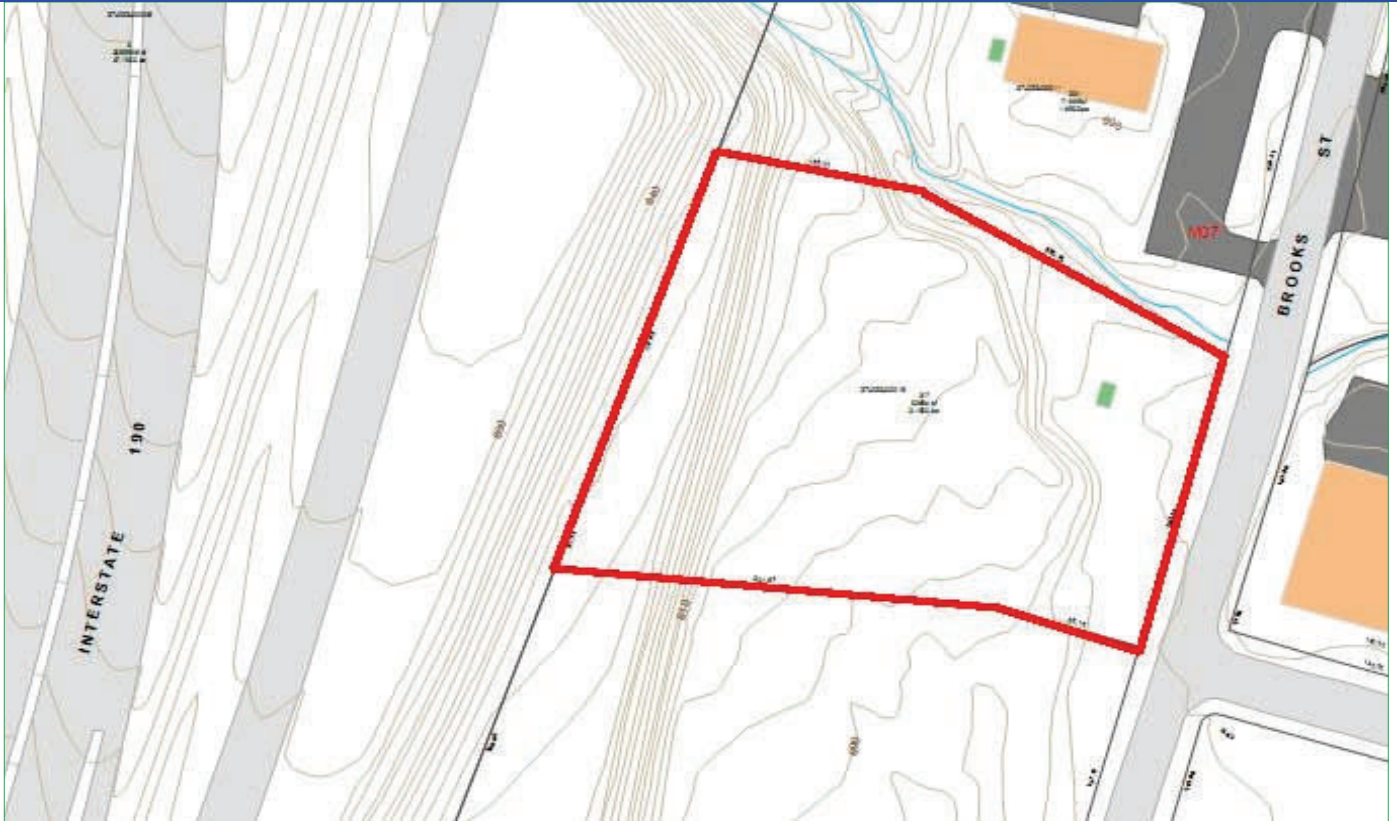
- **Address:** 217 Brooks Street, Worcester, Massachusetts
- **Acreage:** 2.15 Acres
- **Topography:** Slight Elevation Front to Back
- **Frontage:** I-190 & Brooks Street
- **Utilities:** At Site: Water, Sewer, Gas & Electricity
- **Highway Access:** Interstate 190 at Exit 3; I-290
- **Zoning:** General Manufacturing (MG 2.0)
- **Real Estate Taxes:** \$7,980.56 (FY 2011)

Offered @ \$375,000



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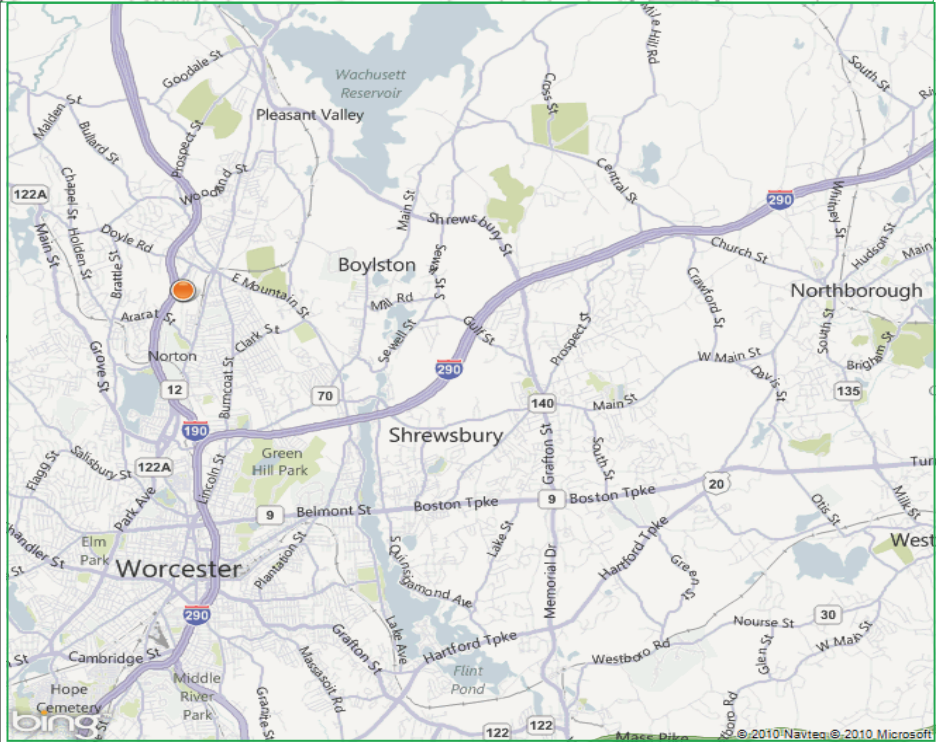


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