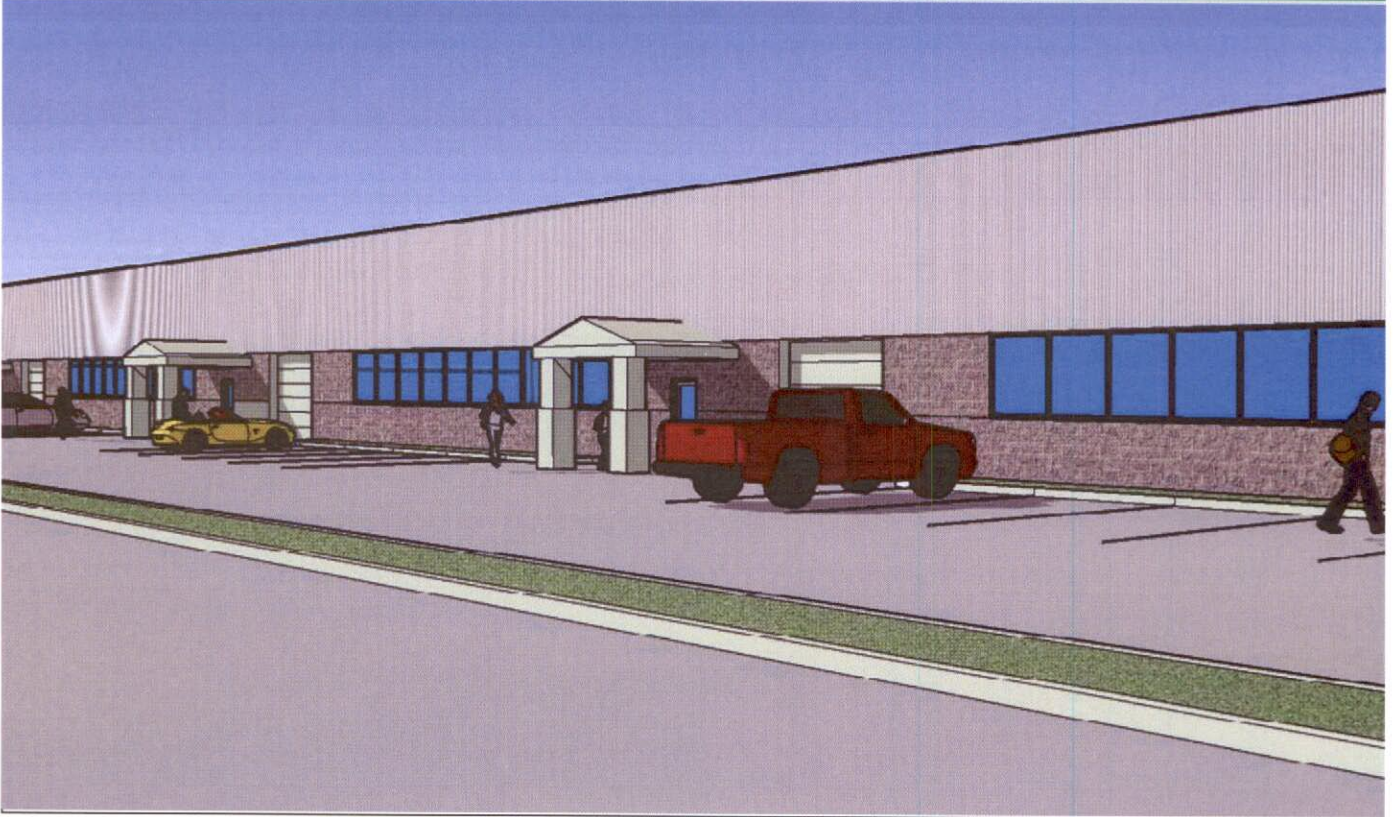


25,000 to 30,000 +/- Square Foot Industrial Building For Sale or For Lease
222 Brooks Street, Worcester, Massachusetts



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

William D. Kelleher IV
Vice President
508-635-6785

James G. Umphrey
Principal
508-635-6790

**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Sub-Dividable New Construction or Build to Suit in Worcester!

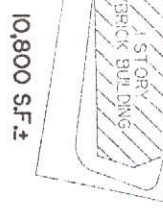
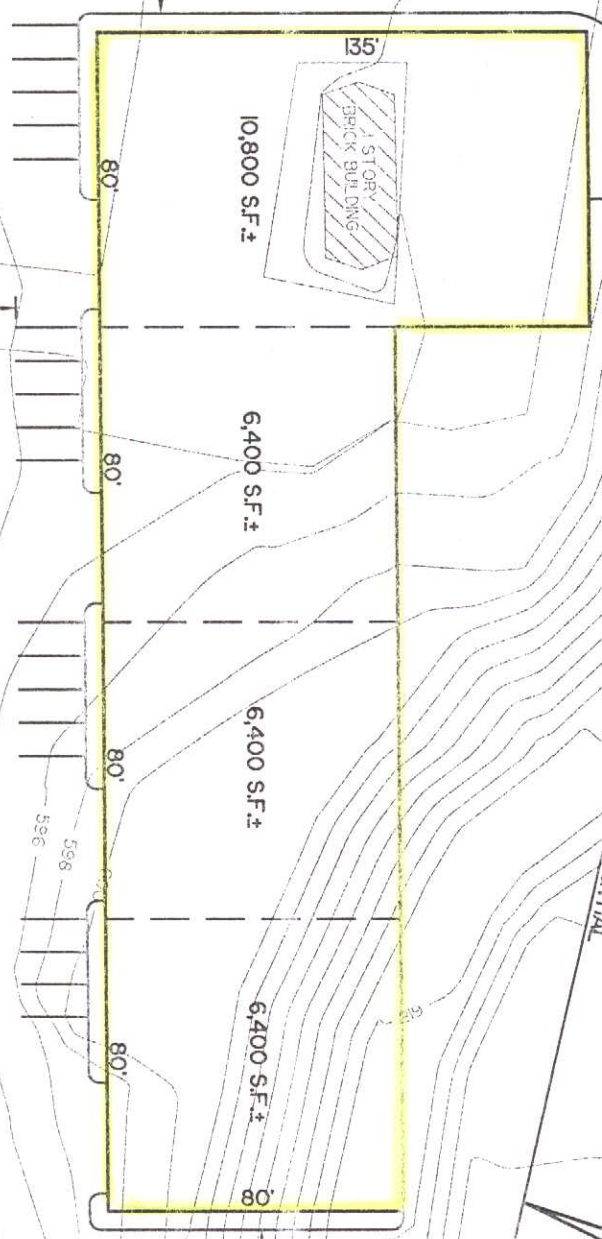
Kelleher & Sadowsky Associates has been named the exclusive sales and leasing agent for 222 Brooks Street in Worcester. The property is located just seconds from Routes 190 and 290 in Worcester, offering unmatched accessibility at affordable pricing. The proposed construction would suit contractors, distributors, manufacturers, record storage and many other business enterprises from 2,500 sq. ft. and above. Built to suit, the developer is open to discuss either a long-term lease or outright sale of the property. Call for more details or to schedule a time to see the properties.

- Address: 222 Brooks Street, Worcester, MA
- Proposed Building Size: 25,000 to 30,000 +/- square feet
- Tenant Spaces: From 2,500 sq. ft. and above
- Acreage: Three (3) Acres +/-
- Utilities: City Water, Sewer, Gas & Electricity
- Power: To be determined
- Ceiling Height: 16' to 18' +/-
- Loading: To be determined
- Construction: Concrete Block & Steel
- HVAC: Natural Gas & Electric, Office Central Air
- Column Spacing: To be determined
- Lease Rate: To be determined
- Sale Price: To be determined

BROOKS STREET # 222

591

589



10,800 S.F.±

6,400 S.F.±

6,400 S.F.±

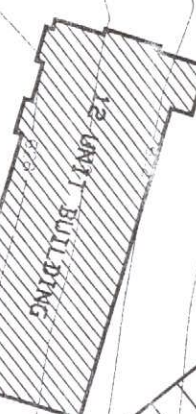
6,400 S.F.±

50' BUFFER TO RESIDENTIAL

PROPOSED RL-7
MG 0.5

2:1
SLOPE

PROPOSED RL-7
MG 0.5



AREA=29,971 S.F.±

DETENTION

50' BUFFER TO RESIDENTIAL

