

**17,135 +- Square Foot Medical Building Available For Sale or Lease**  
**20 Southbridge Road, Charlton, 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 Umphrey**  
Principal  
508-635-6790

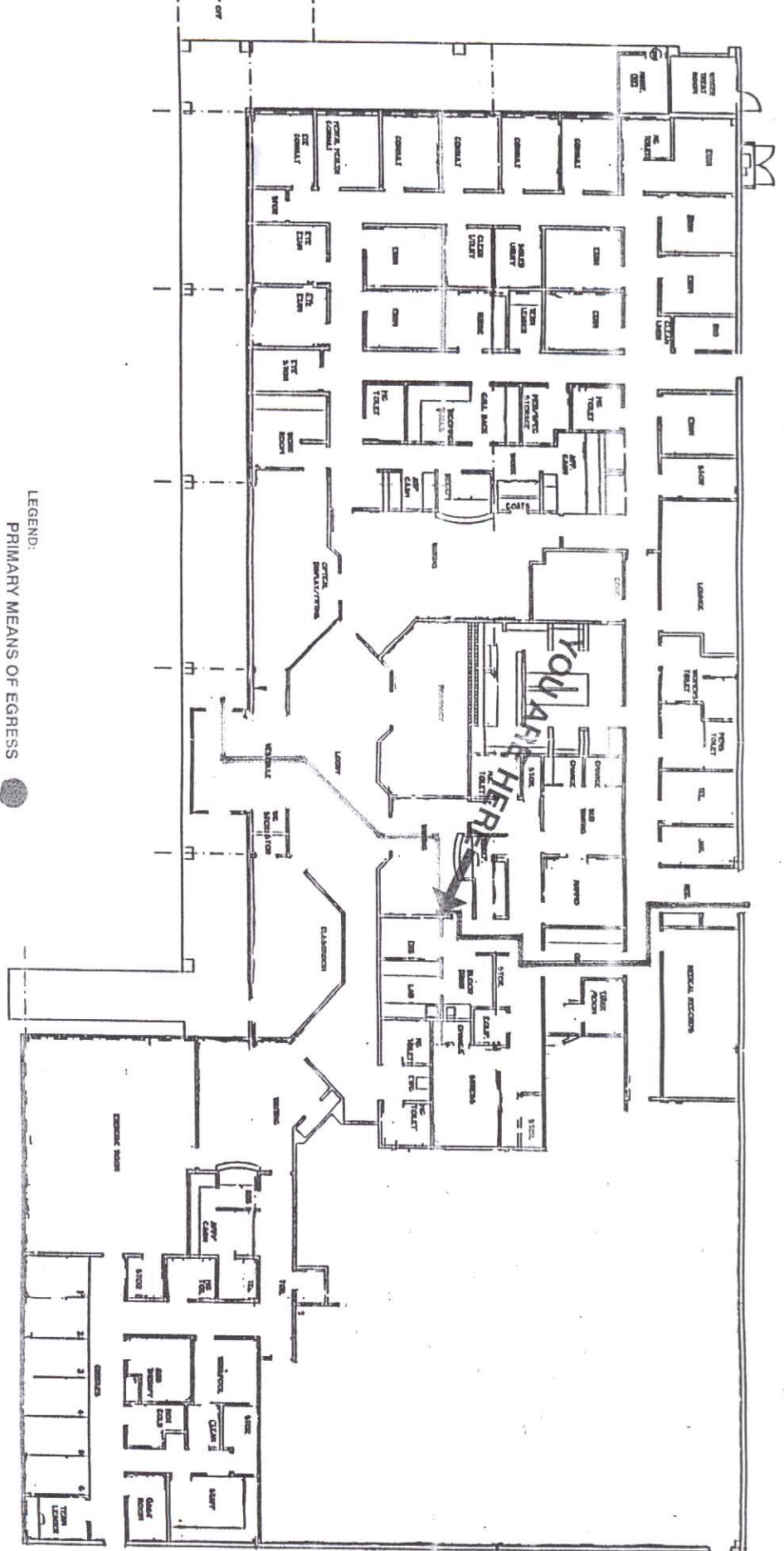
**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

**Class A Medical Facility Offered For Sale - Available Spring 2010**

Kelleher & Sadowsky Associates has been named the exclusive agent for 20 Southbridge Road in Charlton, a 2 +- acre parcel of land improved with a 17,135 square foot single-story freestanding building. The site was vacated by Fallon Clinic, offering recently finished Class A medical space. There is approximately 13,500 +- square feet of finished medical space consisting of fourteen exam rooms, eight private offices, consult rooms, multiple restrooms, laboratory, kitchen, reception and lounge area. The space is sub-dividable, and can accommodate multiple medical practices. Now also offered for lease.

<b>Address:</b>	200 Southbridge Road, Charlton, Massachusetts
<b>Building Area:</b>	17,135 +- square feet
<b>Land Area:</b>	2 +- acres
<b>Building Age:</b>	Circa 1988
<b>Utilities:</b>	Well Water w/ new purification system, and Septic
<b>Building Use:</b>	Medical / Professional / Commercial
<b>Highway Access:</b>	Route 20 & I-90
<b>Construction:</b>	Wood Frame on slab
<b>HVAC:</b>	Forced Air by Gas, Central Air Conditioning
<b>Condition:</b>	Excellent Class A space - recent upgrades
<b>Parking:</b>	Extensive paved parking in front & rear of building
<b>ADA Compliant:</b>	Yes
<b>Price Reduced:</b>	\$1,895,000
<b>Lease Rate:</b>	\$16.50, NNN

Fallon Clinic, Inc.  
 Chariton Medical Center  
 Fire Egress



- LEGEND:
- PRIMARY MEANS OF EGRESS
  - SECONDARY MEANS OF EGRESS
  - FIRE ALARM PULL STATION
  - FIRE EXTINGUISHERS