

4,260 +- Square Foot Industrial / Flex Building For Sale or Lease

78 Chilmark Street, Worcester, Massachusetts



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

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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

[Former EB Luce Building Offered For Sale or Lease!](#)

Kelleher & Sadowsky Associates has been named the exclusive sales and leasing agent for 78 Chilmark Street in Worcester. Located just off desirable Shrewsbury Street at the corner of Chilmark and Laria Street, the building provides exceptional highway access (Routes 9 & 290), centrally located in Worcester. A modern structure that offers a fully air-conditioned work environment, with excellent private office space, open manufacturing, warehouse area, on-site parking, heavy power & municipal utilities.

Address:	78 Chilmark Street, Worcester, Massachusetts
Building Area:	4,260 +- square feet
Land Area:	14,355+- square feet (0.33 acres)
Building Age:	Circa 1970
Utilities:	City Water & Sewer, Gas & Electricity
Zoning:	BG - 2.0 (General Business Uses)
Highway Access:	Routes 9 & 290
Construction:	Concrete Block & Steel
HVAC:	Gas Fired Heat, Fully Air-Conditioned
Loading:	One (1) Loading Dock, expandable
Sprinkler System:	Yes, Wet System
Parking:	Twenty (20) spaces +-
Lease Rate:	\$8.00 per square foot, triple net
PRICE REDUCED:	\$449,000