

1.8 ACRES WITH COMMERCIAL ~ INDUSTRIAL ZONING
WORCESTER ACREAGE
NEAR DOWNTOWN AND I-290 RAMP



For more information or to schedule a tour of the building, please contact:

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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Located on Clapp Street, off of Southbridge Street near Downtown Worcester And the I-290 ramp at College Square. Ideal site for the industrial user who does not require high visibility. All utilities. Existing MG-2 zoning permits Manufacturing, Warehouse and Distribution as well as other uses. The land is mostly clear with the existence of a small warehouse type structure.

Property Specifications

- **Size:** 1.8 Acres
- **Industrial Zoning:** MG-2 & RG-5
- **Utilities:** Public Water, Sewer & Gas
- **Environmental:** AUL Completed
- **Structure:** 2,624 sf Garage Warehouse
- **Prior Use:** Fuel Oil Distribution

Asking: \$225,000.00

