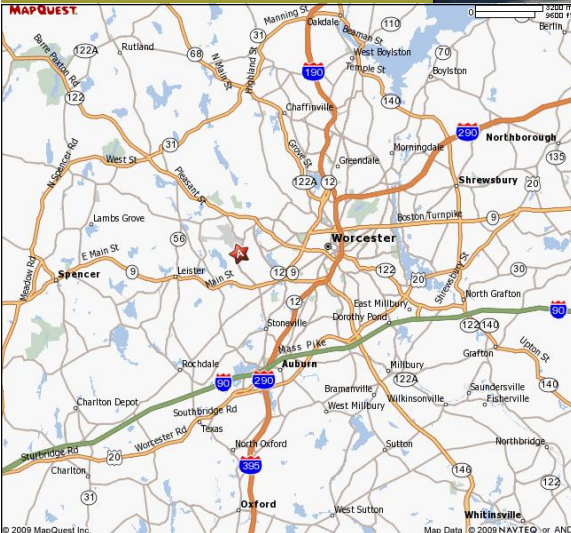


10 Coppage Drive, Worcester, MA

*Superb
Free-Standing
Manufacturing
Building
For Sale or Lease*



Kelleher & Sadowsky is pleased to present one of the cleanest and improved manufacturing facilities in Central Massachusetts. 10 Coppage Drive, formerly Lavigne Press, is a 43,498 square foot fully-air conditioned manufacturing facility situated in the Airport Industrial Park in Worcester, Massachusetts. The building was initially constructed in 1995 and resides on 6.35 acres of land.

The building offers approximately 5,928 square feet of quality office space, approximately 8,902 square feet of production space finished with VCT tile and dropped ceiling and approximately 28,668 square feet of air-conditioned manufacturing space serviced by 2 loading docks and 1 drive-in door. The building offers 18' clear ceiling height, 3,000 amps of 3 phase power, split block façade on the steel corrugated building, solid core wood doors, 2' x 4' parabolic light fixtures in the office and paved parking on two sides of the facility. The building is available for sale or lease immediately.

**KELLEHER &
SADOWSKY ASSOCIATES**

446 Main Street
Suite 2200
Worcester, Massachusetts 01608

Donald J. Mancini, SIOR, CCIM
Phone: 508-635-6786

John L. McKinley
Phone: 508-635-6780
www.kelleher-sadowsky.com



10 Coppage Drive, Worcester, MA

Asking Price:
\$2,750,000

**Asking Rental
Rate:**
\$6.55 NNN



BUILDING SPECIFICATIONS

Total Building Size:	42,498+/- Square Feet
Office Space:	5,928+/- Square Feet
Production Space:	8,902+/- Square Feet
Manufacturing Space:	28,668+/- Square Feet
Lot Size:	6.35 acres +/-
Parking:	60 spaces +/-
Ceiling Height:	18' Clear in Manufacturing Area
Floors:	Minimum 6" Concrete
Utilities:	City Water, Sewer, Gas & Electric
Electric:	3000 Amps, 208 volt, 3 phase
Zoning:	Industrial
HVAC:	Gas FHA and A/C throughout
Roof:	Rubber Membrane
Construction:	Steel with block façade
Loading:	2 Loading Docks; (1) 14' drive-in
Sprinkler System:	Wet System
Real Estate Taxes:	\$48,875.70 (2009)
Availability:	Immediate

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