

18,700 +- Square Foot Industrial Building For Lease - \$3.50 NNN
6 Dexter 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.

Clean Warehouse Building Available For Lease - Located in close proximity to Routes 20, 146 and the Massachusetts Turnpike

Kelleher & Sadowsky Associates has been named the exclusive leasing agent for 6 Dexter Street in Worcester. The property is ideally located for warehouse, distribution or manufacturing uses, offering functional space at reasonable lease rates.. The building possesses many desirable characteristics, including recently upgraded office space, loading docks with levelers, drive-in door, above average column spacing and ample on-site parking. The building is sub-dividable to 6,700 +- and 12,000 +- square feet.

Address:	6 Dexter Street, Worcester, Massachusetts
Building Area:	18,700 +- square feet - Sub-dividable
Land Area:	28,411 +- square feet of land area
Building Age:	Circa 1940 / 1960
Utilities:	Municipal Water & Sewer
Zoning:	ML - 2.0 (Limited Manufacturing)
Highway Access:	Routes 20, 146, 290, 395 & I-90
Construction:	Concrete Block and Steel
HVAC:	Gas Heat, Office Area Air-Conditioned
Loading:	Three (3) Loading Docks, One (1) Drive-In Door
Parking:	Twelve (12) +-
Ceiling Height:	12' +-
Lease Rate:	\$3.50 per square foot, triple net