

**18,000 +- Square Foot Wholesale / Distribution Facility For Sale or Lease**  
**30 Glennie 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 Benjamin Electric Lighting Center Available For Sale or Lease!**

Kelleher & Sadowsky Associates has been named the exclusive sales and leasing agent for 30 Glennie Street in Worcester, located at the intersection of Glennie Street and Distributor Road just off Gold Star Blvd. The building provides exceptional highway access for wholesale distribution, with an existing lighting showroom, office and conference area, and warehouse space. Neighbors include WB Mason, Percy's, Sherwin William's & Harr.

<b>Address:</b>	30 Glennie Street, Worcester, Massachusetts
<b>Building Area:</b>	18,000 +- sq. ft. (100' x 180')
<b>Land Area:</b>	1.54 +- acres
<b>Building Age:</b>	Circa 1970
<b>Utilities:</b>	City Water & Sewer, Electricity, (Gas in street)
<b>Zoning:</b>	MG - 2.0 (General Manufacturing)
<b>Highway Access:</b>	Routes 146, 190 & 290
<b>Construction:</b>	Concrete Block & Steel
<b>HVAC:</b>	Heat Pumps, Air Conditioned Showroom
<b>Loading:</b>	Two (2) Loading Docks, One (1) Overhead Door
<b>Sprinkler System:</b>	Yes, Wet System
<b>Parking:</b>	Thirty (30) spaces +-
<b>Frontage:</b>	365 +- feet on Glennie Street
<b>Lease Rate:</b>	\$6.00 per square foot, NNN
<b>Price Reduced:</b>	\$1,450,000

