

**FOR SALE OR LEASE**  
**1321-1331 Grafton Street, Worcester, Massachusetts**  
**13,300 Square Foot Flex Building**



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

**William D. Kelleher IV**  
Vice President  
508-635-6785 Direct  
508-596-5395 Mobile

**John L. McKinley, Principal**  
508-635-6780 Direct  
508-847-0024 Mobile

**1321-1331 Grafton Street in Worcester is available immediately for sale or for lease. The site is comprised of two parcels of land that total 1.6 acres, improved with a well maintained 13,300 +- square foot freestanding building. The property is extremely well located at the intersection of Routes 20 and 122, offering exceptional highway access, visibility, and on-site parking. The building is located in very close proximity to the Mass Turnpike (I-90) at Exit 11.**

**The zoning (BL-1.0) allows for a myriad of commercial uses including retail and wholesale sales and distribution, professional and general office uses, as well as many other permitted uses. Excellent traffic counts and retail potential.**

<b>Address:</b>	<b>1321-1331 Grafton Street, Worcester, MA</b>
<b>Space:</b>	<b>13,300 +- square feet - sub-dividable</b>
<b>Lot Size:</b>	<b>69,612 +- sq. ft. (1.6 acres)</b>
<b>Utilities:</b>	<b>City Water, Sewer, Gas &amp; Electricity</b>
<b>Zoning:</b>	<b>BL - 1.0 (Limited Business Uses)</b>
<b>Frontage:</b>	<b>317' on Grafton Street</b>
<b>HVAC:</b>	<b>Gas by FHA</b>
<b>Loading:</b>	<b>Two docks, one drive-in door</b>
<b>Amenities:</b>	<b>Fully air conditioned, and sprinklered</b>
<b>For Lease:</b>	<b>\$5.00 per square foot, triple net</b>
<b>For Sale:</b>	<b>\$1,500,000</b>

**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

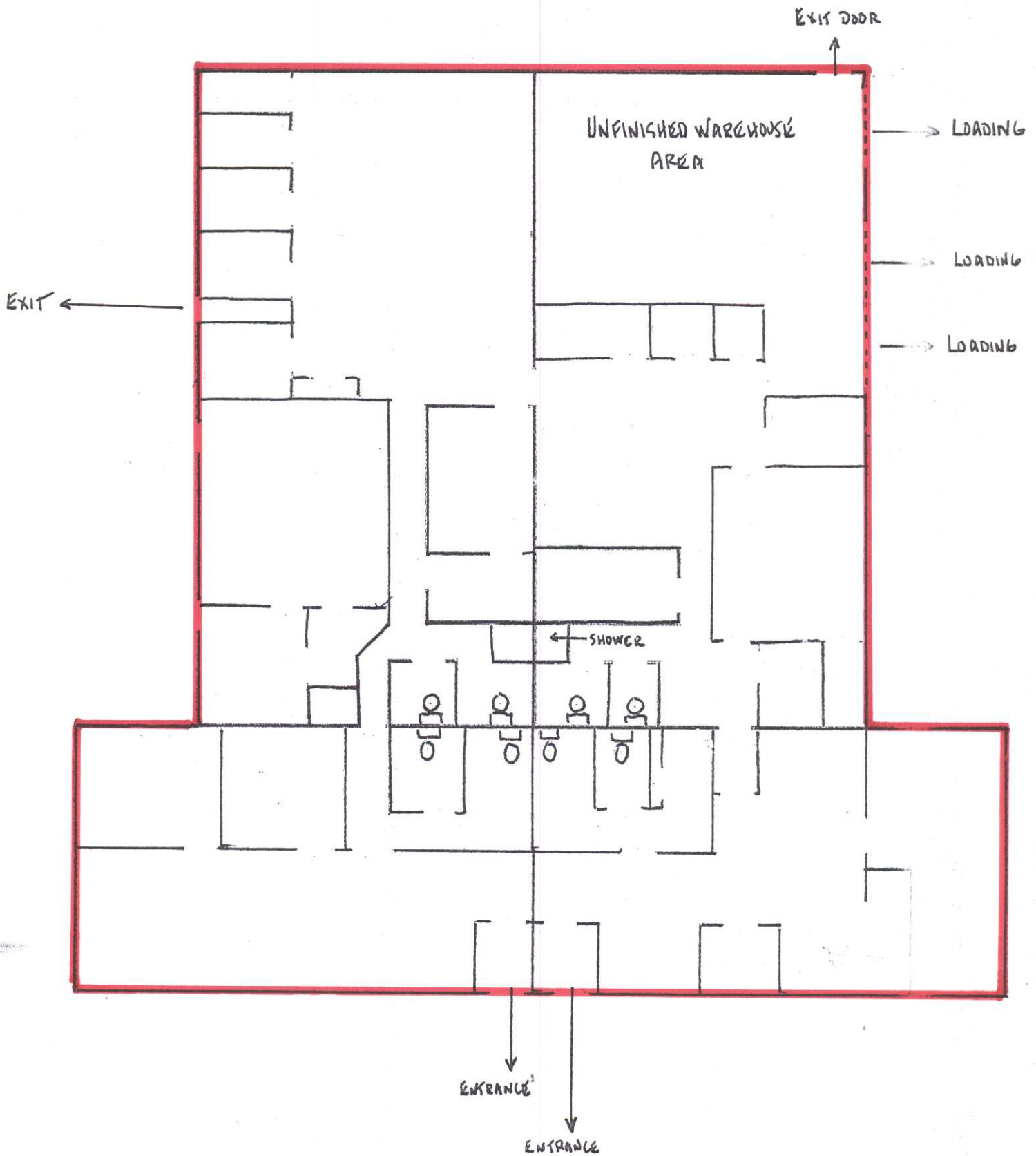


1321-1331 Grafton Street, Worcester, Massachusetts



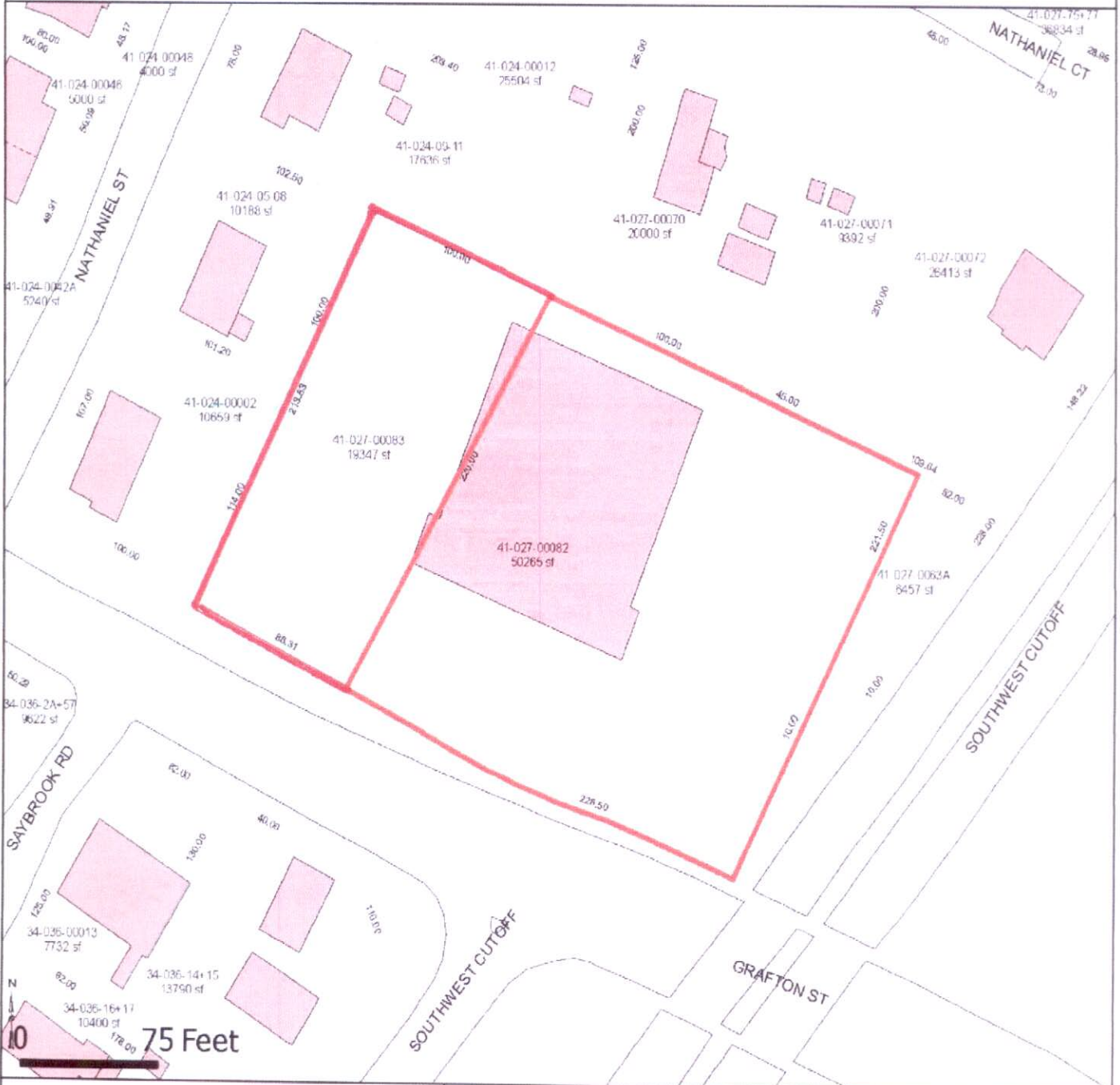
1321-1331 GRAFTON STREET, WORCESTER, MA

EXISTING CONDITIONS



✱✱ NOT TO SCALE ✱✱

### Worcester GIS



**Property Information**

<b>MBL</b>	41-027-00082
<b>Location</b>	1331 GRAFTON ST
<b>Owner</b>	WELLS, KEVIN L
<b>Address</b>	54 OLD FAITH ROAD
<b>City, State Zip</b>	SHREWSBURY, MA 01545
<b>Sq. Footage</b>	50265 sq. ft.
<b>Land Value</b>	\$453,200
<b>Building Value</b>	\$233,900
<b>Property Value</b>	\$687,100



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 Worcester, Massachusetts  
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