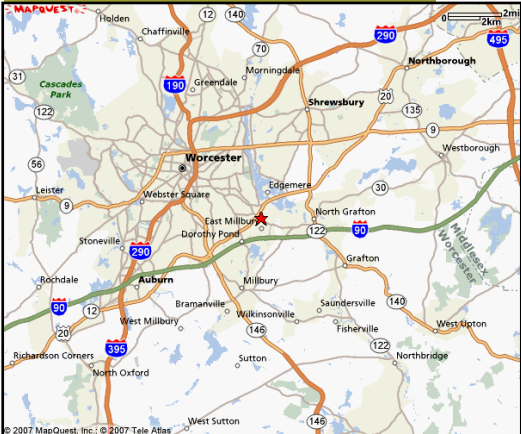


1451 Grafton Street, Worcester, MA

*Industrial Building
For Sale or Lease*

**For Lease:
\$4.25 psf NNN**

**For Sale:
\$1,380,000**



Kelleher & Sadowsky is pleased to present 1451 Grafton Street in Worcester, MA. This well-situated free-standing facility is located immediately off the Mass Pike at Exit 11 and is just 1/4 mile from Route 20 in Worcester. This manufacturing building has approximately 12,500 square feet of space available and approximately 15,000 square feet leased to Stanlock Corporation.

The brick single-story building offers 14' clear ceiling height, 6 loading docks, 2,000 square feet of office space, concrete floors, windows around the exterior of the building, open column spacing and almost five acres of land. The property has city water, mass electric, oil, gas and private sewer. This building is ideal for an owner-occupant because of the existing cash-flow in place and the building's superb quality and location.

**KELLEHER &
SADOWSKY ASSOCIATES**

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