

**Manufacturing Facility For Sale**  
**104 Harding Street, Worcester, Massachusetts**



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

**John L. McKinley**  
**Principal**  
**508-635-6780**

**Jim Umphrey**  
**Principal**  
**508-635-6790**

**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

**High Quality facility ideal for or manufacturing, warehousing or distribution . Many desirable manufacturing amenities, tailboard loading access, abundant parking on-site and in two adjacent lots, seconds to Rte. I-290, Mass Pike, Rte 395 and Rte 146 !**

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· <b>Total Sq.Ft.:</b>	<b>96,375 sq.ft. +-</b>
· <b>Office:</b>	<b>13,040 sq.ft. +-</b>
· <b>Mezzanine:</b>	<b>19,535</b>
· <b>Utilities:</b>	<b>City Water, Sewer, Gas &amp; Electricity</b>
· <b>Power:</b>	<b>2,250+-A / 480V-240 / Three Phase</b>
· <b>Ceiling Height:</b>	<b>12' -14'+-</b>
· <b>Loading:</b>	<b>Multiple ground level doors, large inside loading area with (2) 14' Doors.</b>
· <b>Zoning:</b>	<b>Industrial</b>
· <b>Construction:</b>	<b>Brick, Block &amp; Steel</b>
· <b>HVAC:</b>	<b>Natural Gas, Office Central Air in part</b>
· <b>Offering Price:</b>	<b>\$2,000,000</b>