

37,690 +/- Square Foot Class A Injection Molding Facility

100 Industrial Drive, Holden, Massachusetts



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

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**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Kelleher & Sadowsky Associates has been named the exclusive agent for 100 Industrial Drive in Holden. The building was most recently occupied by Rexam, a plastic injection molder. The facility is well located within a very desirable industrial park, with excellent access to a skilled workforce in Worcester, Leominster & Fitchburg - and located just minutes from Route 190 & 290. Amenities include full air conditioning, three-phase power, water chillers, 3 overhead bridge cranes (2 & 3 ton), compressed air lines, sprinklers, two silos, high velocity gas lines, kitchenette, office and production areas, and quality control rooms. Price recently reduced.

Address:	100 Industrial Drive, Holden, Massachusetts
Building Area:	37,690 +/- square feet (potentially expandable)
Land Area:	9.91 +/- acres
Building Age:	Circa 1975
Utilities:	Town Sewer & Water, Natural Gas
Zoning:	Industrial
Highway Access:	Routes 190 & 290
HVAC:	Gas Heat, Office Area Air-Conditioned
Loading:	Six (6) Loading Docks, One (1) Drive In Door
Ceiling Height:	20' below the joist
Power:	480V, 2000A, Three-phase power
Lease Rate:	\$4.95 NNN
Sale Price:	\$1,950,000