

# 33 Millbrook Street, Worcester, Massachusetts 9594 Square Foot Building Available For Lease



Office / Retail  
Redevelopment  
Opportunity



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  
wkelleher@kelleher-sadowsky.com

**James G. Umphrey**  
Principal  
508-635-6790 Direct  
508-579-6080 Mobile  
umphrey@kelleher-sadowsky.com

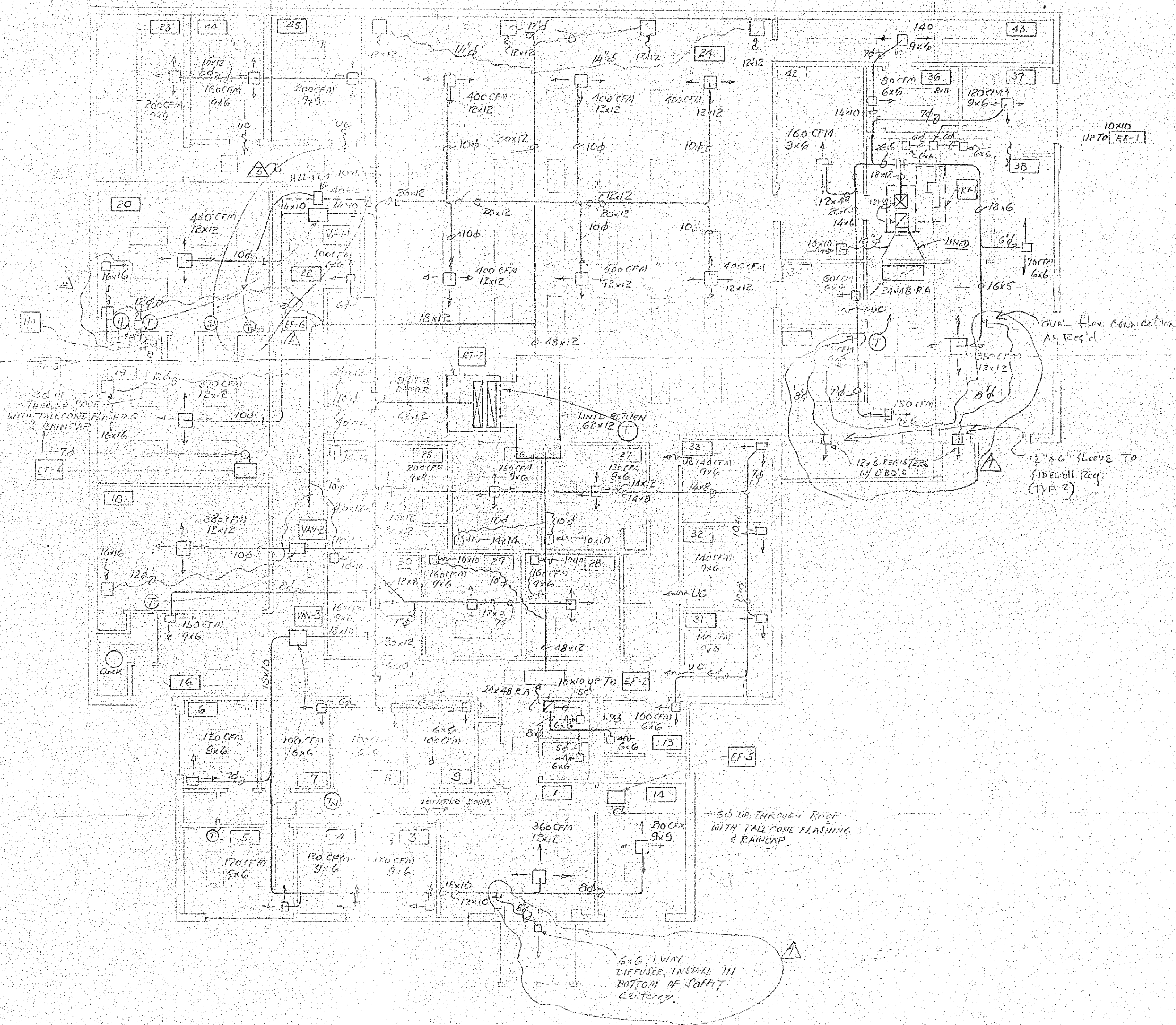
**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

33 Millbrook Street is a freestanding building located at the intersection of Gold Star Boulevard - Worcester's premier retail location. The property, currently occupied by Harr Motor Management, would make an exceptional location for retail or office related uses.

The owner of the building plans to relocate their corporate offices, making significant upgrades to create a Class A environment. The owner will also provide more than ample tenant improvement allowances to outfit the space for qualified long-term tenants. Ample on-site parking will be provided, making this a rare find in Worcester. The building is also potentially sub-dividable.

Address:	33 Millbrook Street, Worcester, MA
Map/Block/Lot:	13-25A-00005
Age:	Circa 1955
Land Area:	0.872 +- acres of land
Building Size:	9,594 +- square feet
Condition:	Average
Parking:	Estimated to be 40 +- spaces
Zoning:	MG-20
Lease Rate:	\$22.00, plus utilities

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



FLOOR PLAN  
1/8" = 1'-0"

EXHAUST FAN SCHEDULE

#	CFM	SP.	MFR	MODEL	HP	VOLTS	REMARKS
EF-1	190	1/2"	CARNES	ERD-07	1/25	120-1-60	WITH CURB, AUTO DRAIN, DISC SW.
EF-2	190	1/2"	CARNES	ERD-07	1/25	120-1-60	DO.
EF-3	50	0.1	BROAN	E70	3/8	120-1-60	CEILING MOUNTED WITH BDD.
EF-4	375	1/8	FENN	Z-10	1/8W	120-1-60	DO, WITH SPEED CONTROL
EF-5	210	1	FENN	Z-8	1/8SW	120-1-60	DO, DO.
EF-6	600	.35	BERLUND	J-1	1/4	120-1-60	

ROOF-TOP UNIT SCHEDULE

#	CFM	EP.	TRANE MODEL	VOLTS	COOLING BTUH TOTAL	HEATING BTUH	GAS FLD. BTUH	REMARKS	
RT-1	1320	20"	5FHA-403L	208-3-60	46,500	34,300	100,000	15,000	WITH MANUAL O.A. UP TO 25% WITH CURB
RT-2	7200	50"	3FCA-1503L	208-3-60	185,400	141,200	300,000	225,000	WITH FULL ECONOMIZER WITH CURB

VARIABLE VOLUME BOXES

#	CFM	MFR	MODEL	REMARKS
VAV-1	810	METAL-AIRE	P10-TH-1E	WITH ELECTRIC ACTUATOR, THERMOSTAT & MINIMUM AIR FLOW STOP
VAV-2	380	DO.	P08-TH-1E	DO.
VAV-3	1100	DO.	P12-TH-1E	DO.

HUMIDIFIER

#	CAPACITY	BLOWER	KW	VOLTS	MAKE & MODEL
H-1	528/GHR	30CFM	1.4	120-1-60	AUTO-FLO X-15A WITH 1011K

- NOTES
1. INSTALL SPITTER DAMPERS WHEREVER SHOWN, AND AT EVERY TAKE-OFF.
  2. INSTALL VOLUME DAMPERS WHEREVER SHOWN.
  3. ALL ELBOWS IN RECTANGULAR & SQUARE DUCTS TO BE WITH VANES.
  4. DIFFUSERS FOR ROOMS WITH VAV BOXES TO BE EXTRUDED ALUMINUM, METAL-AIRE MODEL M-15, WITH APD AND OBD. ALL OTHER DIFFUSERS TO BE MODEL M-1 WITH OBD.
  5. ALL RETURN AIR GRILLES TO BE METAL-AIRE, MODEL RH.
  6. ALL TOILET RETURN AIR REGISTERS TO BE METAL-AIRE, MODEL RHD.
  7. ROUND FLEXIBLE DUCT IN ROOMS 18, 19, 20, 25, 26 TO BE 1/2" THICK FIBERGLASS, 1 LB/CUFT DENSITY, ANCO-FLEX 181, OR EQUAL. SIZES SHOWN ARE INSIDE DIAMETER.
  8. OTHER RETURNS DUCTS TO BE UNINSULATED.
  9. UN-UC. UNDERST DOORS BY G.C.
  10. ALL SUPPLY DUCTS TO BE WRAPPED.
  11. COORDINATE DUCT HEIGHTS WITH FIELD DRAWINGS FOR CEILING ELEVATIONS.
  12. RETURN AIR DUCTS TO BE FIELD MODIFIED AS REQUIRED FOR CEILING CLEARANCES.

MECHANICAL ENERGY SYSTEMS, INC. 817-272-5010  
30 BAY AVE. BURLINGTON, MASS. 01803

DRAWING NO. HVAC LAYOUT PLAN 1 OF 3

JOB NAME: AUTO RETAIL CORP. 35 WILSBROOK ST. BOSTON, MASS. 02118

DATE: 01.14.79  
DRAWN: M.V.L.  
CHECKED: M.V.L.  
SCALE: AS SHOWN  
JOB NO.: 77100

REV. 1: 01.14.79  
REV. 2: 01.14.79  
REV. 3: 01.14.79  
REV. 4: 01.14.79  
REV. 5: 01.14.79  
REV. 6: 01.14.79  
REV. 7: 01.14.79  
REV. 8: 01.14.79  
REV. 9: 01.14.79  
REV. 10: 01.14.79

REVISIONS: 1. ADD THERMOSTAT, DAMPERS & BLOWER MOTOR. 2. ADD DUCTED RETURN, REVISED SUPPLY OFF RT-1, RELOCATED RT-1, ADDED RT-1, ADDED RT-1. 3. ADD VESTIBULE VENTILATION. 4. ADD HUMIDIFIER. 5. ADD VESTIBULE VENTILATION. 6. ADD LOCATION OF RT-1. 7. RELOCATE UNIT.