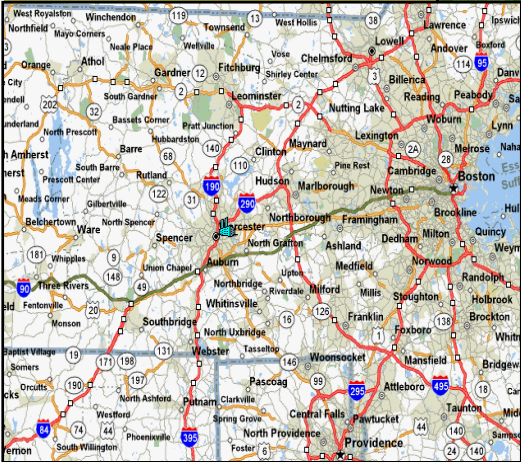


997 Millbury Street, Worcester, MA

*Industrial & Office
Condos
For Sale or Lease*

**Available
Immediately!**



Kelleher & Sadowsky is pleased to present 997 Millbury Street in Worcester, MA. This well-situated free-standing facility is located immediately off Route 146 in Worcester just 1 mile from I-290, Route 20 and The Mass Pike at Exit 10A. This flex building has approximately 11,000 square feet of space available in configurations as small as 2,933 square feet.

The owner is offering the flex units for sale on a renovate-to-suit basis including a \$40.00 per square foot tenant improvement allowance for the office portion of the space. The building has ample on-site parking, loading docks and drive-in capability in the rear, all public utilities, ADA accessibility and superb highway access and visibility. The entire building has been renovated in 2007 including new siding, windows, mechanical systems, sprinkler system and roof. Condos are available on both a lease and sale basis. Please see pricing guide on the following page.

**KELLEHER &
SADOWSKY ASSOCIATES**

446 Main Street
Suite 2200
Worcester, Massachusetts 01608

Donald J. Mancini, SIOR, CCIM

508-635-6786

William D. Kelleher, IV

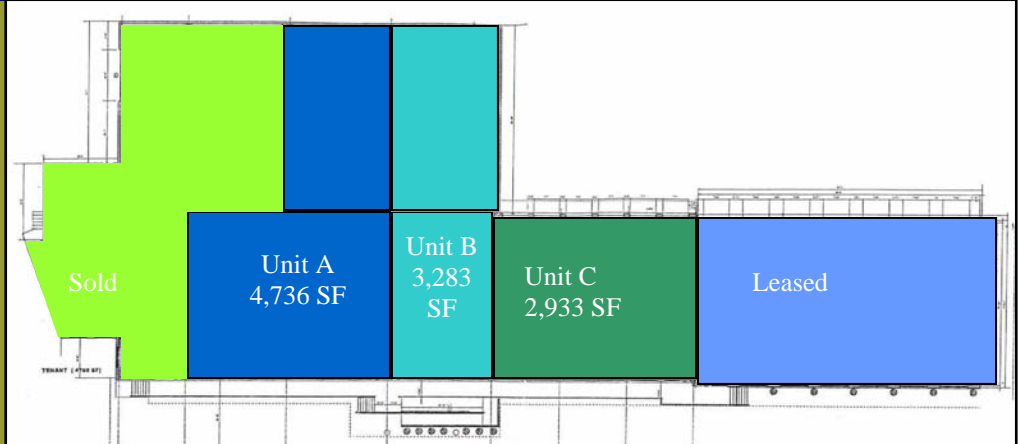
508-635-6785



997 Millbury Street, Worcester, MA

*Industrial &
Office
Condos
For Sale or Lease*

**Available
Immediately!**



BUILDING SPECIFICATIONS

Total Complex Size:	19,763 +- Square Feet
Space Available:	10,952 +- Square Feet
Units Available:	Three
Unit A:	2,929 SF Office & 1,807 SF Warehouse \$400,000
Unit B:	1,504 SF Office & 1,780 SF Warehouse \$260,000
Unit C:	2,933 SF Office \$295,000
Parking:	3.0 spaces per 1,000 SF
Ceiling Height:	Up to 17' Clear
Floors:	6" Concrete
Utilities:	City Water, Sewer, Gas & Electric
HVAC:	FHA Rooftop Units Office/Gas Heaters Warehouse
Roof:	Rubber Membrane
Construction:	Block
Highway Access:	I-290, Route 146, Mass Pike
Office Construction Allowance:	\$40.00 Per Square Foot
Loading:	Tailboard Docks and Drive-In
Lease Rate:	\$4.00 PSF As-Is plus amortization of improvements.

**KELLEHER &
SADOWSKY ASSOCIATES**

446 Main Street
Suite 2200
Worcester, Massachusetts 01608

Donald J. Mancini, SIOR, CCIM
508-635-6786

William D. Kelleher, IV
508-635-6785

