

153,000 Square Foot Manufacturing Facility **FOR SALE!**

60 Prospect Street, North Brookfield, MA



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

Paul Matt
Vice President
Office: 508-635-6781
Cell: 508-846-8800

James P. Cozza
Sales Associate
Office: 508-635-6782
Cell: 508-450-4271

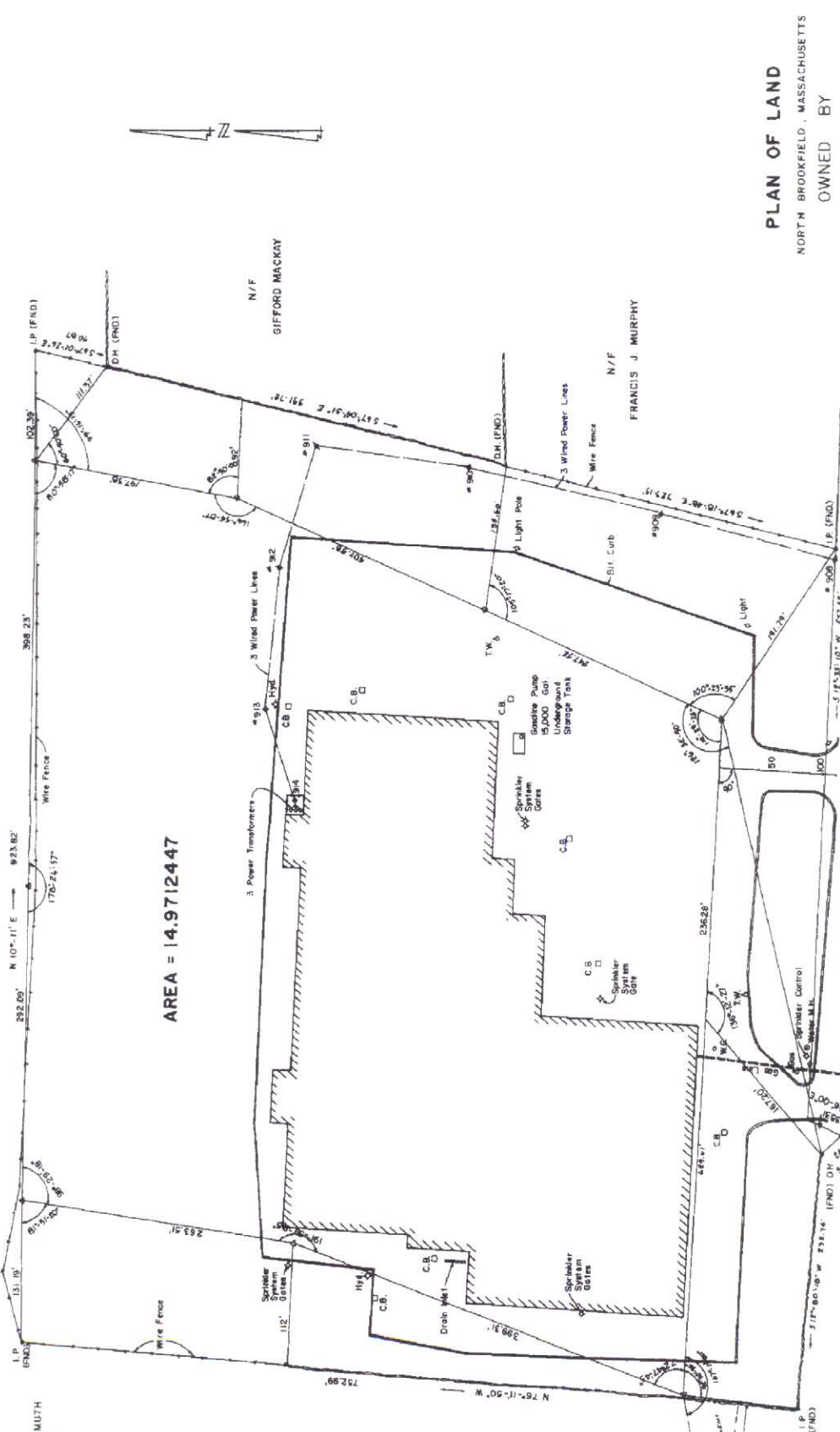
**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Former Madix Manufacturing Plant Available

Kelleher & Sadowsky Associates has been named the exclusive sales agent for the property located at 60 Prospect Street in North Brookfield. Formerly home to Madix, this 14.97 acre site is currently improved with a 153,887 square foot manufacturing facility. The property provides adequate power for any industrial or manufacturing use with 200 AMP/13,000 Volt capacity. Excellent purchasing opportunity.

Location:	60 Prospect Street, North Brookfield, MA
Acreage:	14.97 +/- Acres
Building Size:	153,887 SF
Utilities:	Municipal Water, Sewer & Gas
Construction:	Steel Framing/Masonry Walls
Zoning:	Industrial (Ind.)
HVAC:	Forced Hot Water via Gas, Suspended Heaters
Sprinkler:	Wet System (Not in office area)
Loading:	Six (6) Tailboard Height, Three (3) Drive-In
Highway Access:	Route 9, 67 & I-90
Electricity:	200 AMP / 13,000 Volt
Asking Price:	\$1,472,500





AREA = 14.9712447

N/F
ROBERT W. WENDEMUTH
AND OTHERS

PROPERTY
ARE THE
OWNERS.
OF THE
OF
OR
AND
DISSEMINATED
FOR NEW

DATE

IS BEEN
IF THE
OF THE
HUSSETTS

DATE

N/F
ROBERT L. WADE

PLAN OF LAND
NORTH BROOKFIELD, MASSACHUSETTS
OWNED BY
SoneTran Inc

SCALE: 1" = 50'
DECEMBER 10, 1988
PLAN BY MORAN SURVEY, INC
SHREWSBURY, MASS.

ENCLOSURE
CITY OF BROOKFIELD, MASS.
PLANNING BOARD
MEETING
DATE
BY

PROSPECT STREET
(40' WIDE ROW.)
NORTH BROOKFIELD PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

WINTER ST

60 PROSPECT STREET, NORTH BROOKFIELD, MASSACHUSETTS

AREA MAP

