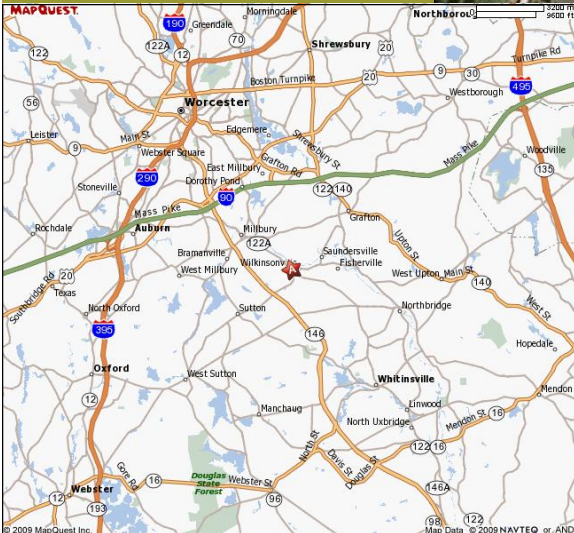


# 38 Providence Road, Sutton, MA

*Superb  
Free-Standing  
Industrial  
Building  
For Sale*



*Kelleher & Sadowsky is pleased to present one of the nicest industrial buildings in Central Massachusetts—38 Providence Road in Sutton, Massachusetts. This 117,000 square foot industrial building was initially constructed in 1997 with an addition in 2005. The building is in extraordinary condition and offers 23' - 25' clear ceiling height, 13 loading docks, public utilities and 15,000 square feet of first-class office space.*

*The building is very well located on Route 122A in Sutton just 1 mile from Route 146 and less than 10 minutes to Worcester. The property has immediate access to Route 20, the Mass Pike at Exit 10A, I-290 and I-395 providing a variety of north/south and east/west corridors through which all of New England is accessible. The building is very well-insulated and offers natural gas heating units and energy-efficient lighting.*

**KELLEHER &  
SADOWSKY ASSOCIATES**

446 Main Street  
Suite 2200  
Worcester, Massachusetts 01608

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

James G. Umphrey  
Phone: 508-635-6790

[www.kelleher-sadowsky.com](http://www.kelleher-sadowsky.com)



# 38 Providence Road, Sutton, MA



**Asking Price:**  
**\$5.5 Million**

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## BUILDING SPECIFICATIONS

Total Building Size:	117,000 +/- Square Feet
Office Space:	15,000+/- Square Feet
Lot Size:	7.5 acres +/-
Parking:	60 spaces +/-
Ceiling Height:	23' - 25' Clear
Floors:	Minimum 6" Concrete
Utilities:	City Water, Sewer, Gas & Electric
Electric:	800 Amps, 480 volt, 3 phase
Zoning:	Industrial
HVAC:	Gas Unit Heaters/AC Office
Roof:	Rubber Membrane
Construction:	Steel with block façade
Loading:	13 Loading Docks; 1 drive-in
Sprinkler System:	Wet ESFR System
Sutton, MA Tax Rate:	\$11.25 per \$1,000 in valuation
Building Amenities:	Atrium Reception, Compressed Air, Loading on 2 Sides

