

# 31 Wells Street, Worcester, MA

*117,500 Square Feet  
Warehouse Space  
For Lease*



*Kelleher & Sadowsky is pleased to present 31 Wells Street in Worcester. This well-situated, two building, industrial complex is located immediately off Route 9 in Worcester at Plantation Street and is just 2 miles from I-290 at Exit 21. The smaller structured as approximately 2,000 square feet of office / counter space, and 23,800 square feet of industrial space with 22' clear ceiling height, 4 loading docks, one drive-in door and ample on-site free parking. The building is block and steel construction with only four columns inside. The space has gas heat, wet sprinklers, and all public utilities.*

**KELLEHER &  
SADOWSKY ASSOCIATES**

446 Main Street  
Suite 2200  
Worcester, Massachusetts 01608

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

James G. Umphrey, Principal  
Fax: 508-635-6790

*The larger building of 91,700 square feet has 42,200 square feet of excellent warehouse/manufacturing space available immediately with 49,500 square feet coming available July 2011. The space offers 3000 amps of power, 15'-22' clear ceiling height, 14 loading docks, and existing quality office space. The buildings are situated on a 9 acre parcel—with ample car and trailer parking available on site.*



**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

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## COMPLEX SPECIFICATIONS

**Asking Rent  
As Low As  
\$3.00 PSF NNN**

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Total Complex Size:	117,500 +- Square Feet
Space Available:	25,800 +- \$3.95 PSF NNN
	42,200 +- \$3.00 PSF NNN
Space Available July 1, 2011:	49,500 +- \$3.95 PSF NNN
Parking:	1.5 spaces per 1,000 SF
Ceiling Height:	22' Clear
Floors:	6" Concrete
Utilities:	City Water, Sewer, Gas & Electric
Zoning:	General Manufacturing
HVAC:	Gas Unit Heaters/AC Office
Roof:	Rubber Membrane
Construction:	Block / Steel
Highway Access:	I-290, I-495, Mass Pike
Area Amenities:	Shopping, Restaurants, Gas Stations, UMASS-Memorial Hospital, Worcester Biotech Park, Lake Quinsigamond Recreation Area
Operating Expenses:	Approximately \$1.57 psf

