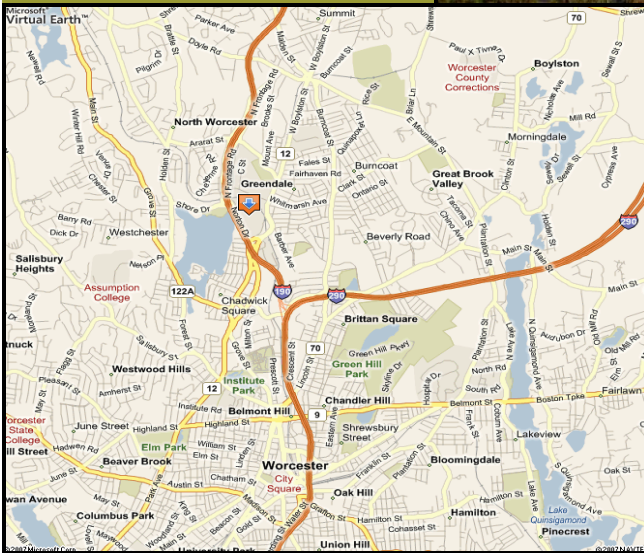


151 West Boylston Drive, Worcester, MA

*9,500 to 25,000 SF
Flex Space
Available
For Lease*



Kelleher & Sadowsky is pleased to present 151 West Boylston Drive in Worcester. This well-situated property adjacent to the Greendale Mall in Worcester has up to 25,000 square feet available for immediate lease. The space can be built out to suit and can accommodate a variety of uses including retail, office, medical and flex requirements. The remaining space offers 16' - 30' clear ceiling height, ample on-site parking, new gas unit heaters and updated electrical system. The property offers excellent visibility and access from both Gold Star Boulevard and I-190 & I-290 in Worcester.

**KELLEHER &
SADOWSKY ASSOCIATES**

446 Main Street
Suite 2200
Worcester, Massachusetts 01608

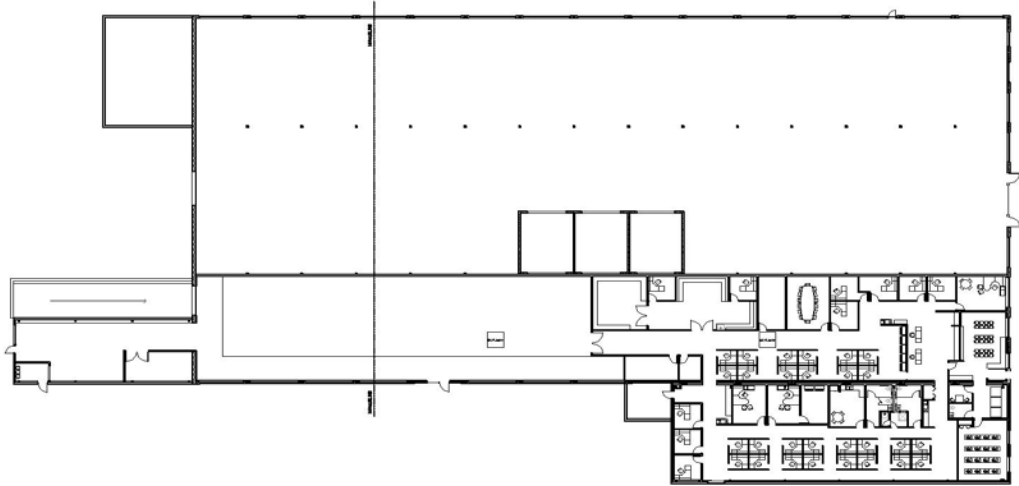
Donald J. Mancini, SIOR, CCIM
Phone: 508-635-6786

(e) mancini@kelleher-sadowsky.com
www.kelleher-sadowsky.com



The building is situated on a 5.5 acre site with over 220 parking spaces available for the building's exclusive use. There are restaurants, banks, car dealerships, retail shops and much more within a short walk or drive from the property. Babcock Power, The US Department of Agriculture and the Massachusetts State Lottery Commission are all tenants at the property.

151 West Boylston Drive, Worcester, MA



BUILDING SPECIFICATIONS

Total Building Size:	52,000 +- Square Feet
Space Available:	9,500 - 25,000 Square Feet
Parking:	4 spaces per 1,000 Square Feet
Ceiling Height:	16' - 30' Clear
Floors:	Minimum 6" Concrete
Utilities:	City Water, Sewer, Gas & Electric
Zoning:	General Manufacturing
HVAC:	To Suit
Roof:	Rubber Membrane
Construction:	Brick & Steel
Highway Access:	I-290, I-190, Gold Star Blvd, Rt. 12
Area Amenities:	Greendale Mall, Banks, Restaurants, retail shopping including Home Depot, Shaw's Markets, CVS, and gas stations.
Management Company:	Liberty Properties

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