

10 Otis Street, Westborough, MA

*73,710 Square Feet
Warehouse Space
For Sub-Lease*



*Available Through
November 30, 2012*

**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

Excellent Warehouse Space Available for Sub-Lease!

Kelleher & Sadowsky is pleased to present 10 Otis Street in Westborough. This well-situated, industrial/manufacturing building is located immediately off Route 9 in Westborough at Otis Street and is just 3 miles from Route 20 in Westborough. The site has excellent highway access to Routes 9, 20, 495, as well as I-90 (Mass Pike). This former GE Supply building is comprised of approximately 5,000 square feet of superb mezzanine office space, and approximately 68,000 square feet of well-maintained warehouse/manufacturing space.

The building is geared with 24' clear ceiling height, 12 tailboard height loading docks, with minimal columns at 34' x 34' spacing. The space offers 1,600 amp; 600 vol, 3 phase 4 wire power. The space has gas heat, standard density, wet sprinklers, and all public utilities. The building is situated on 9.60 acres of land with ample car and trailer parking on-site. Call today to set up a tour!



**Kelleher &
Sadowsky**
ASSOCIATES, INC.

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**Asking Rent
\$4.50 PSF Gross
Plus Utilities**

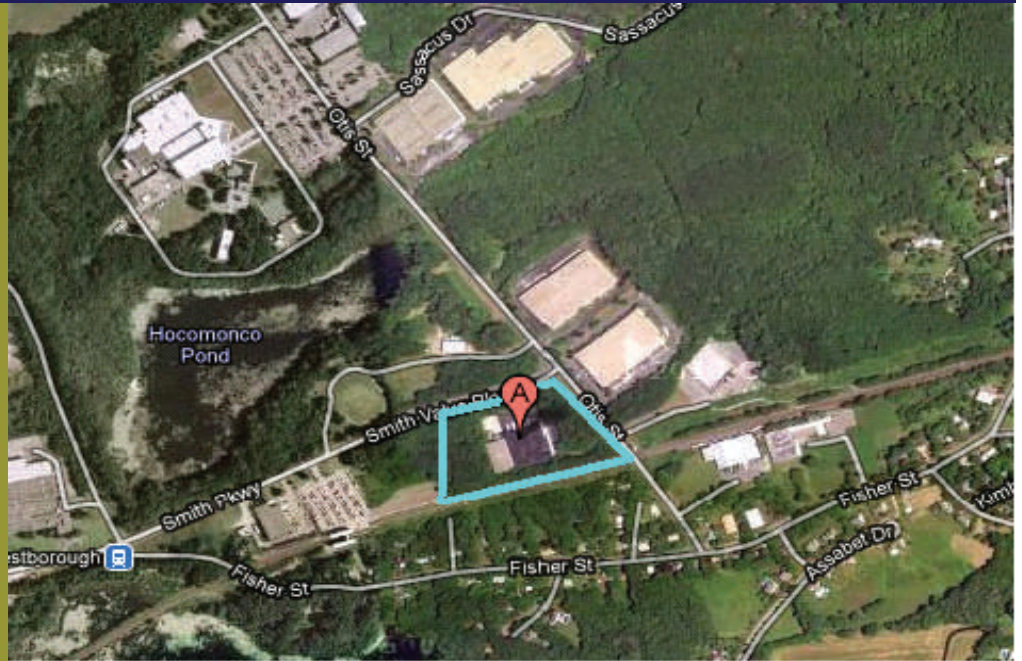
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BUILDING SPECIFICATIONS

Land Area:	9.60 Acres
Building Size:	73,710 +- Square Feet
Space Available:	73,710 +- Square Feet
Parking:	2.0 spaces per 1,000 SF
Ceiling Height:	24' Clear
Column Spacing:	34' x 34'
Utilities:	City Water, Sewer, Gas & Electric
Loading:	Twelve (12) Tailboard Height Docks
Zoning:	Industrial
Power:	1,600 amp; 600 vol 3 phase 4 wire
Roof:	EPDM Rubber Membrane
Fire Protection:	Standard Density, Wet
Highway Access:	I-90, I-495, Routes 290, 20, 9
Heat Expense 2008/2009:	\$0.17 Per Square Foot

Space Offered for Lease at \$4.50 PSF Gross + Utilities

