



# 75 OXFORD AVENUE

DUDLEY, MA

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FOR SALE | 14,700 SF INDUSTRIAL BUILDING ON 4.15 AC

- 5 Minutes to I-395
- 10 Miles to Route I-290
- 10.6 Miles to I-90
- 20 Minutes to Worcester

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

14,700 SF Industrial Building on 4.15 AC for Sale

## LOCATION HIGHLIGHTS

- 5 Minutes to I-395
- 10 Miles to Route I-290
- 10.6 Miles to I-90
- 20 Minutes to Worcester

## PROPERTY SPECIFICATIONS

Building Size:	14,700 SF
Available SF:	14,700 SF
Manufacturing Space:	12,000 SF
Office Space:	2,688; 1,344 SF Each Floor 48'x28'
Lot Size:	4.15 AC
Loading:	1 Dock & 2 Drive In
Clear Height:	10'
Power:	600 Amps, 208 Volts, 3 Phase
Air Conditioning:	100% HVAC
Heat:	Propane Heating
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,519	18,390	51,872
Total Population	27,864	45,345	128,330
Average HH Income	\$102,938	\$112,332	\$118,489

# ADDITIONAL PHOTOS





# RETAILER MAP



# 75 OXFORD AVENUE

DUDLEY, MA

FOR SALE | 14,7005 SF INDUSTRIAL BUILDING ON 4.15 AC

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