

OFFICE BUILDING FOR SALE / LEASE

80 OPTICAL DRIVE

Southbridge, MA 01550



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PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates is pleased to present the investment opportunity at 80 Optical Drive in Southbridge, Massachusetts. Located within the Southbridge Innovation Center, this historic property was once home to the American Optical Company and offers investors the opportunity to acquire a well-maintained asset with both existing income and upside potential. The property also features abundant on-site parking, making it well-positioned to serve its existing tenant base and future leasing needs.

OFFERING SUMMARY

Sale Price:	\$4,400,000
Lease Rate:	\$20 SF/yr (MG)
Available SF:	19,394 SF
Zoning:	M (Manufacturing)
Building Size:	34,150 SF
Year Built:	1900

DEMOGRAPHICS	3 MILES	5 MILES	8 MILES
Total Households	8,257	12,595	29,419
Total Population	20,280	32,277	74,047
Average HH Income	\$84,180	\$101,654	\$106,579

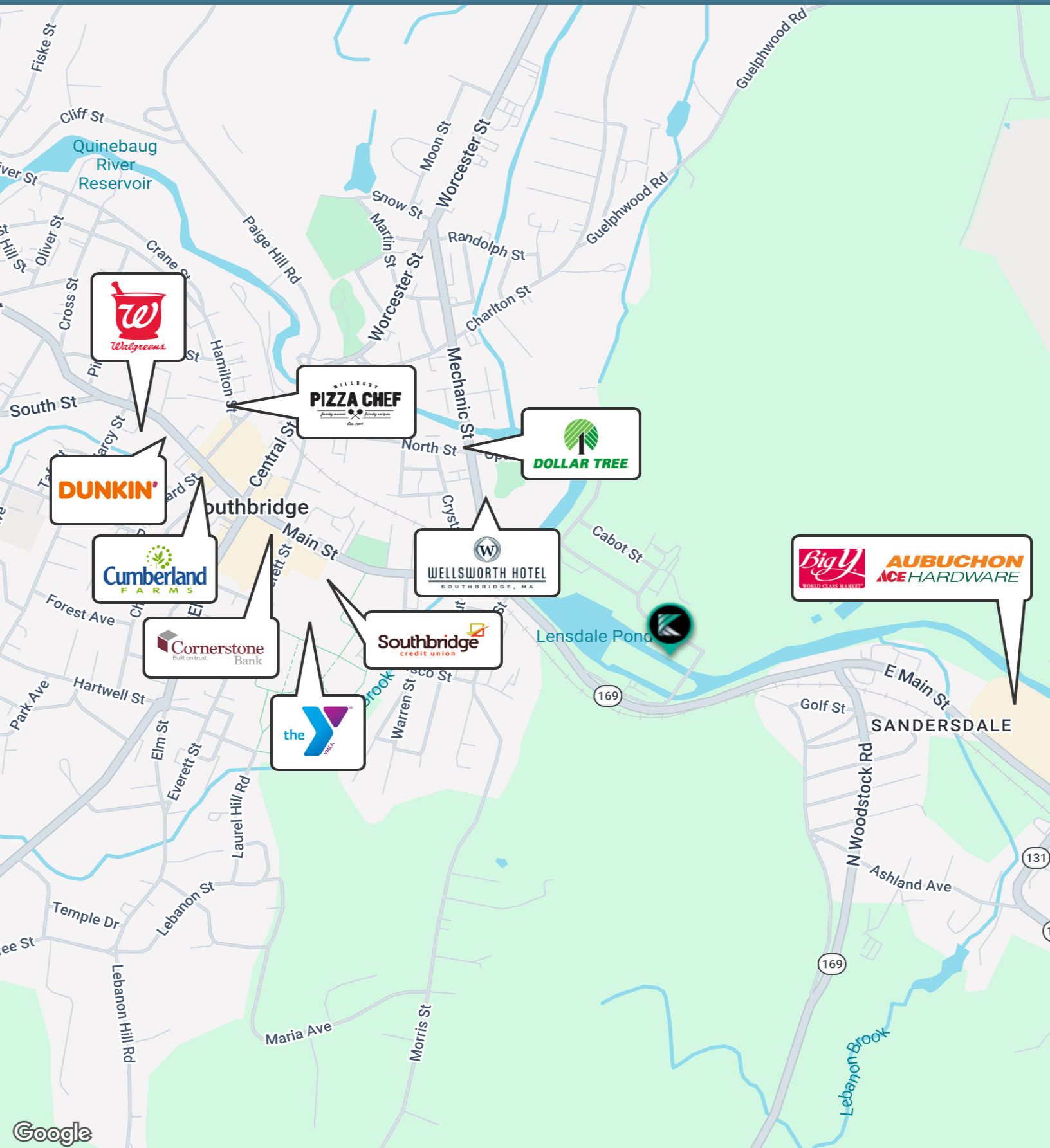


Rent Roll

Entity: 80 Optical Drive, LLC
 Properties: 80 Optical Dr, Southbridge, MA 01550
 Units: Active
 As of: 07/31/2026
 Include Non-Revenue Units: Yes



Unit	Area (SF)	Tenant	Status	\$ Rent / Mo.	\$ Rent / Yr.	\$ Rent / SF	Lease From	Lease To	Next Rent Increase Date	Next Rent Increase Amount
100	4,255	Open Sky	Current	\$ 4,255.00	\$ 51,060.00	\$ 12.00	01-Feb-26	31-Jan-31	01-Feb-27	\$ 3,868.25
150	13,701	Vacant	Vacant	\$ -	\$ -	\$ -	N/A	N/A	46204	
200	8,943	DCAMM DTA	Current	\$ 18,258.63	\$ 219,103.50	\$ 24.50	01-Sep-20	20-Sep-30	01-Sep-26	\$ 18,631.25
250	5,693	Vacant	Vacant	\$ -	\$ -	\$ -	N/A	N/A	N/A	\$ -
5 Units	32,592		40.5% Occupied	\$ 22,513.63	\$ 270,163.50					



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Location Map

