

INDUSTRIAL PROPERTY FOR LEASE

221 CHERRY STREET

Shrewsbury, MA 01545



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 221 Cherry Street in Shrewsbury, MA. This offering represents a rare opportunity to lease a purpose-built, fully heated cross-dock facility in Central Massachusetts' with nearly ± 4 acres of outside storage capabilities. Situated conveniently between Route 9 and Route 20, the Shrewsbury location provides excellent access to the greater Worcester market and the regional highway network, while positioning an occupier within immediate reach of a substantial Central Massachusetts population and employment base. An additional ± 2.65 acres could be made available at the adjacent parcel.

PROPERTY HIGHLIGHTS

- Rare Cross-Dock Opportunity in Central Massachusetts
- High-Efficiency Distribution Facility in the Heart of Central Massachusetts
- Specialized Cross-Dock Facility Designed for Speed, Access & Efficiency
- ± 4 Acres fenced outdoor storage, with additional ± 2.65 acres available

OFFERING SUMMARY

Property Type:	12,000 SF Cross-Dock Building
Site:	± 4.08 AC; Mostly paved and fenced for outside storage
Cross-Docks:	Twenty (20), 8' x 10'
Drive-In Doors:	Two (2), 12' x 14' drive-thru bays
Ceiling Height:	14'
Sprinkler System:	Dry System
Electric:	400 AMP Service
Utilities:	Natural Gas, Town Sewer
Office Component:	1,750 SF
Outside Storage & Parking:	Potential to add ± 2.65 acres; trailer parking available
Lease Rate:	\$20.00/SF (NNN)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,679	16,212	55,805
Total Population	4,489	42,708	143,224
Average HH Income	\$173,120	\$163,359	\$135,835



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Location Map

