



24 JOLMA RD

WORCESTER, MA

FOR SALE OR LEASE | 45,300 SF WAREHOUSE BUILDING ON 2.89 AC

- Strategically located in Worcester just off the Mass Turnpike and Route 146
- 2.4 Miles to I-90
- Subdividable to 10,000 SF

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

45,300 SF Industrial Building on 2.87 AC for lease

LOCATION HIGHLIGHTS

- Strategically located in Worcester just off the Mass Turnpike and Route 146
- 1.1 Miles to Route 20
- 2.4 Miles to I-90
- 3.6 Miles to Route 146

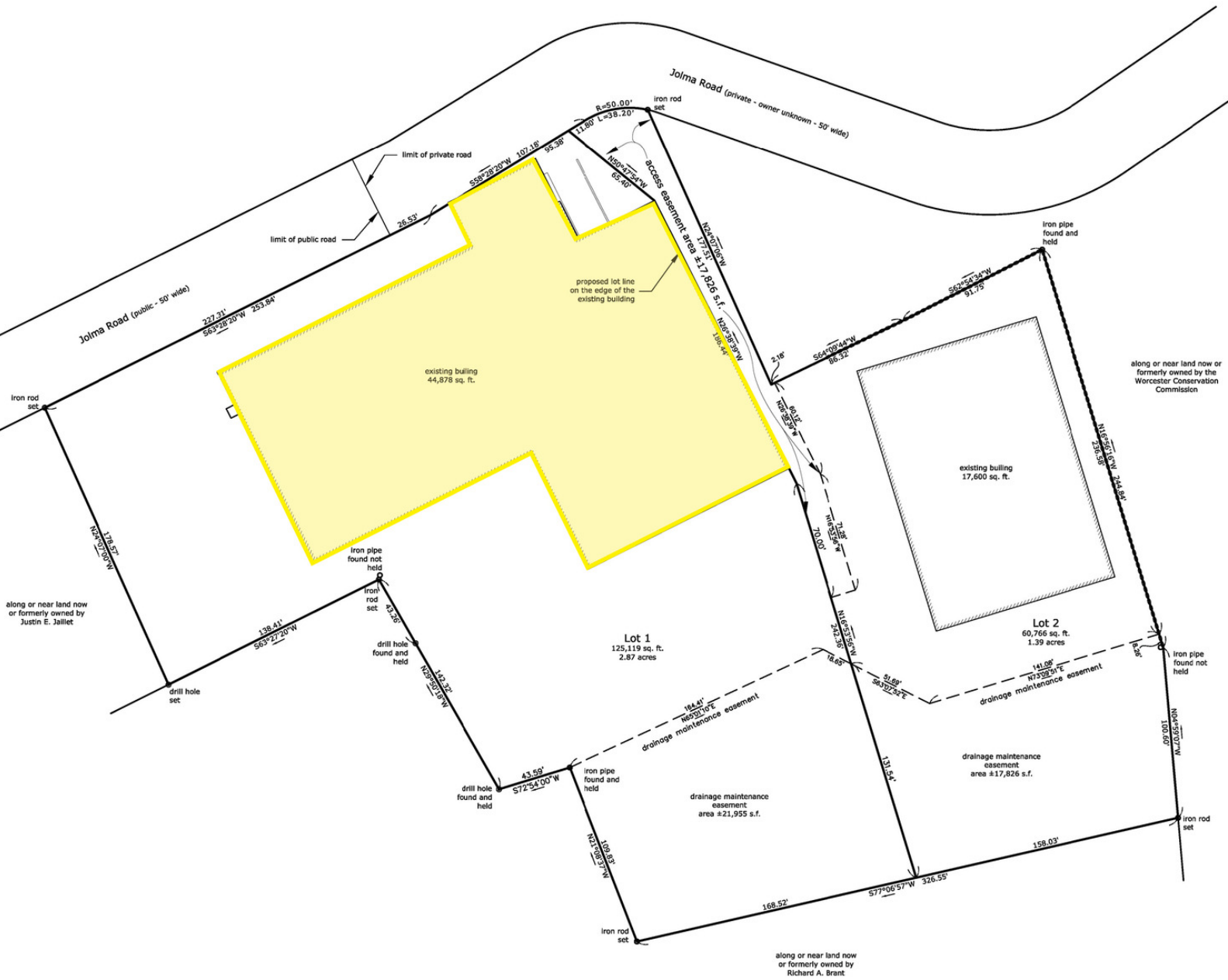
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	44,541	94,051	160,397
Total Population	111,844	241,734	420,056
Average HH Income	\$92,567	\$102,027	\$127,337

OFFERING SUMMARY

Building Size:	45,300 SF
Manufacturing/Office:	29,000 SF
Warehouse:	16,000 SF
Subdividable:	10,000 SF
Lot Size:	2.87 AC
Clear Height:	14' - 16'
Loading:	Six (6) tailboard with levelers; two (2) drive-in doors
Heat:	Gas
Power:	3000 amps 480v/277w 3 phase, 4 wire
Construction:	Block
Roof:	Rubber membrane
Air Conditioning:	Office/Manufacturing
Zoning:	BG-2
Lease Rate:	Market
Sale Price:	\$2,495,000



SITE PLAN





 UMass Memorial Health

 abbvie



 CSX

 YWCA

 R

 FERGUSON
WATERWORKS

 NFI

 ABF
Freight
An ArcBest Company

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