

# REGION

Commercial Real Estate

30 HUNTOON MEMORIAL HIGHWAY  
LEICESTER, MA 01524

SALE PACKAGE

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# PROPERTY OVERVIEW

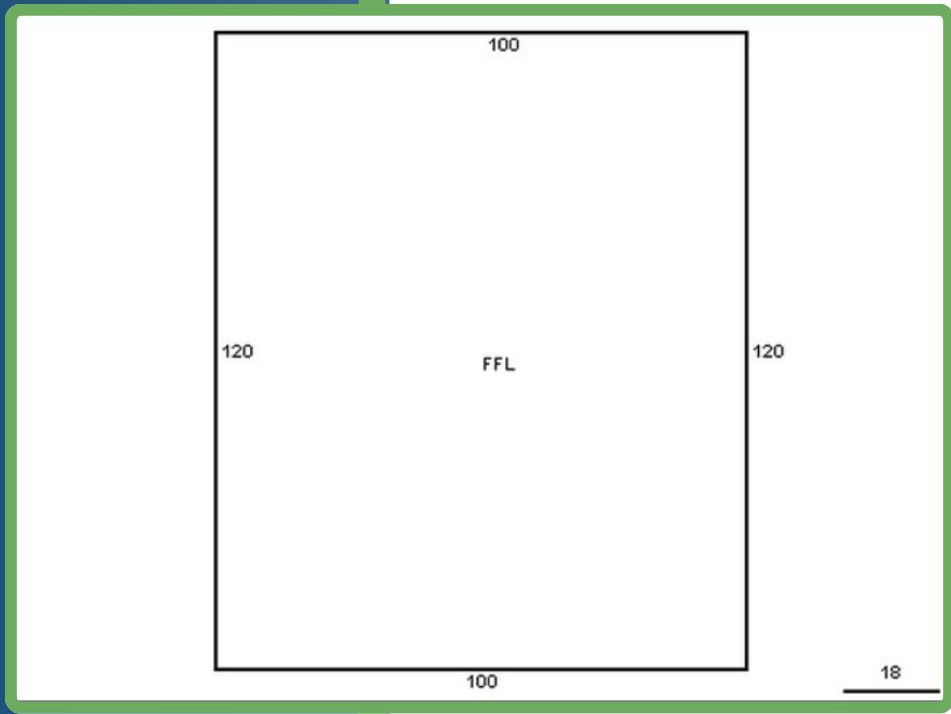
On behalf of the owner, acting as its exclusive agent, Region Commercial is pleased to present this approximately 12,000 SF and 2.83 Acre industrial property for sale.

The property is well located on the busy Route 56 in close proximity to the Mass Pike, the City of Worcester, as well as Boston, Hartford, Providence and Springfield MA all under an hours drive. Currently the building is multi-tenanted with four separately demised units. Tenancy at the building has been strong with many longstanding businesses occupying the property. Around the building is ample parking for vehicles, customers, as well as additional outdoor storage areas to the West and South of the building. This property is ideally positioned for an owner-user capable of utilizing the building for ongoing business needs who would benefit from the multi-tenanted layout of the property and the potential rental income, or an investor seeking a strong tenant base.

# BUILDING & SITE DETAILS

Square Footage	12,000 SF
Taxes	\$5,445
Stories	1
Foundation	Slab
Roof	Metal
Roof Age	approximately 18 years old
Year Built	1966
Land Area	2.83 Acres
On-site Parking	20+ parking spaces
Ceilings	Est. 18'-20'
Loading Docks	2
Overhead Doors	4

Frontage	330'
Flooring	Concrete
Bathrooms	4
Water	Municipal
Sewer	Septic
Electric Provider	National Grid
Electric Power	3 phase
Heat	New gas blowers in warehouse area
Heat Type	Propane /waste oil
AC	Window Units (office)
Zoning	(RIB) Residential Industrial Business
Internet/Phone Provider	Spectrum

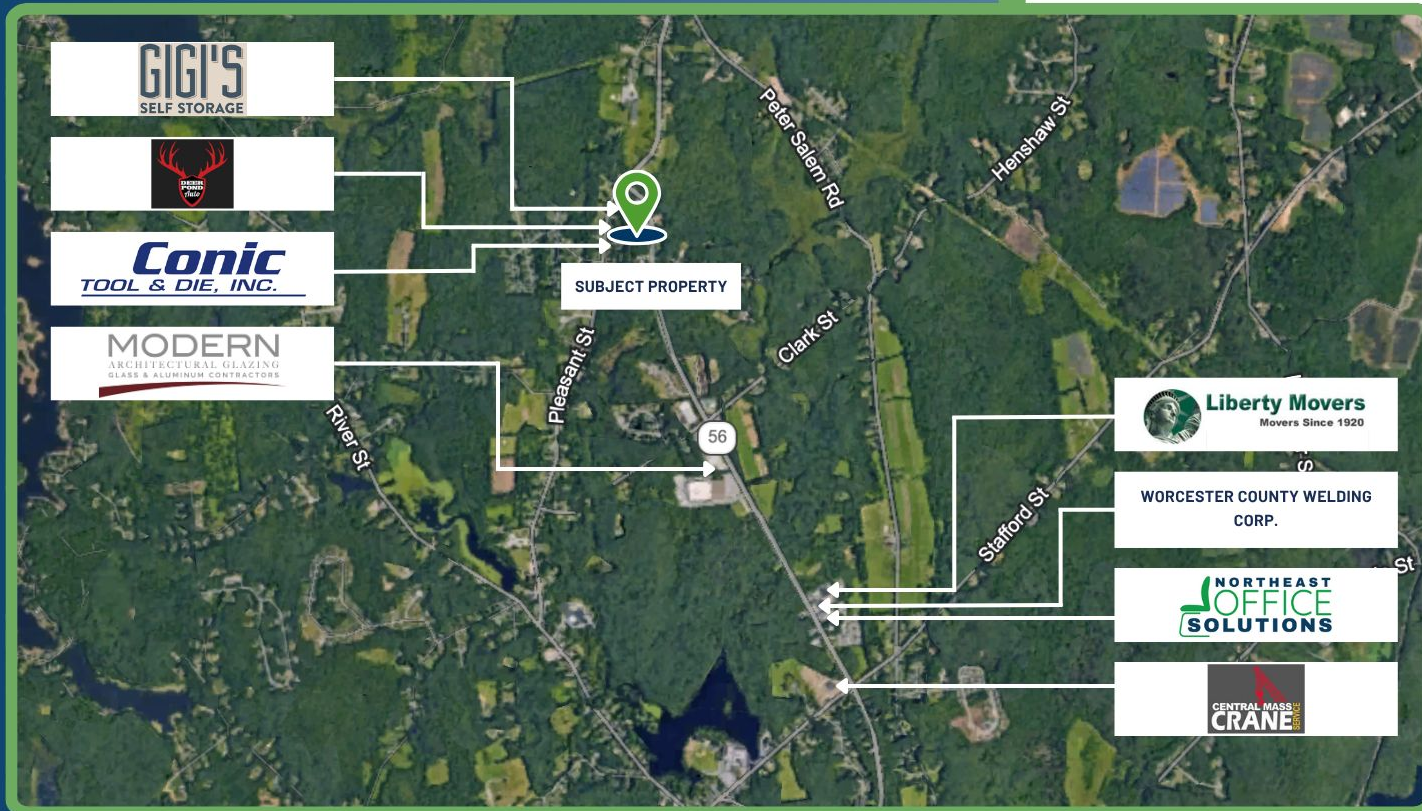


# FLOOR PLAN



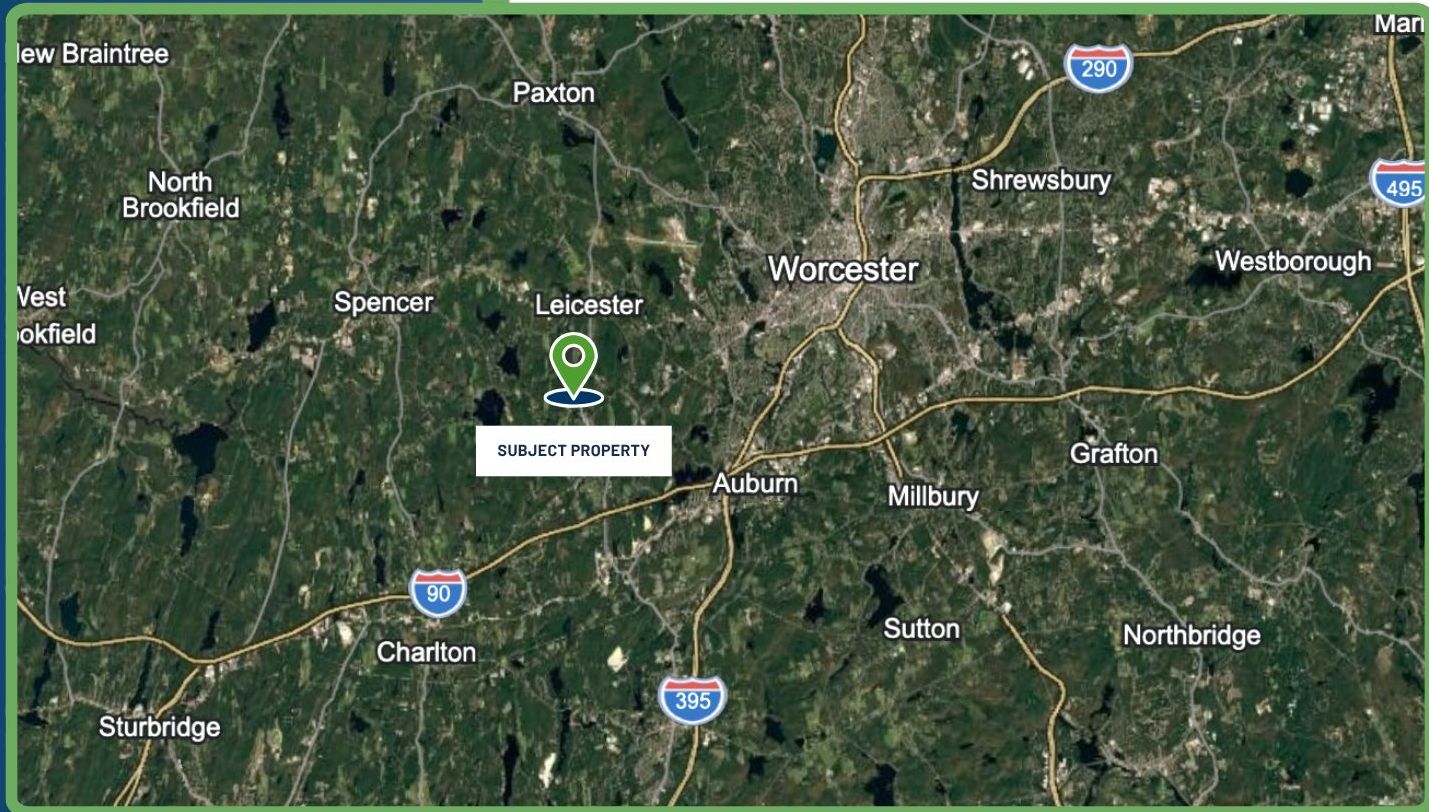
# SITE MAP

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# AREA MAP

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# REGIONAL MAP

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