

LAMACCHIA COMMERCIAL

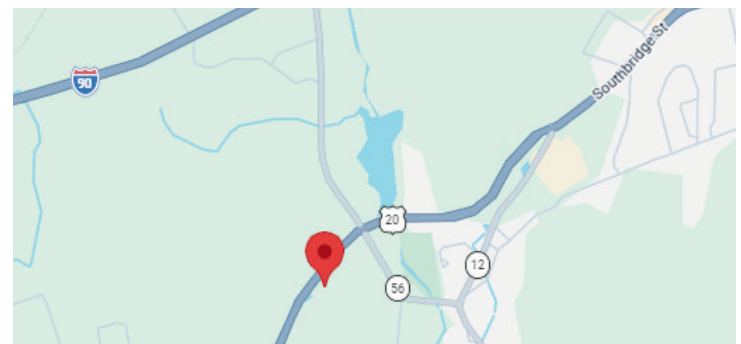
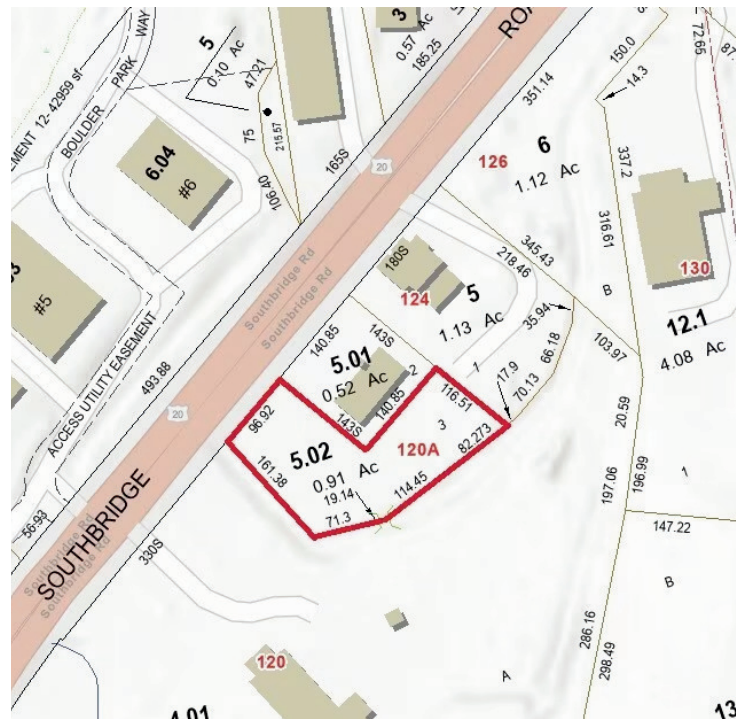
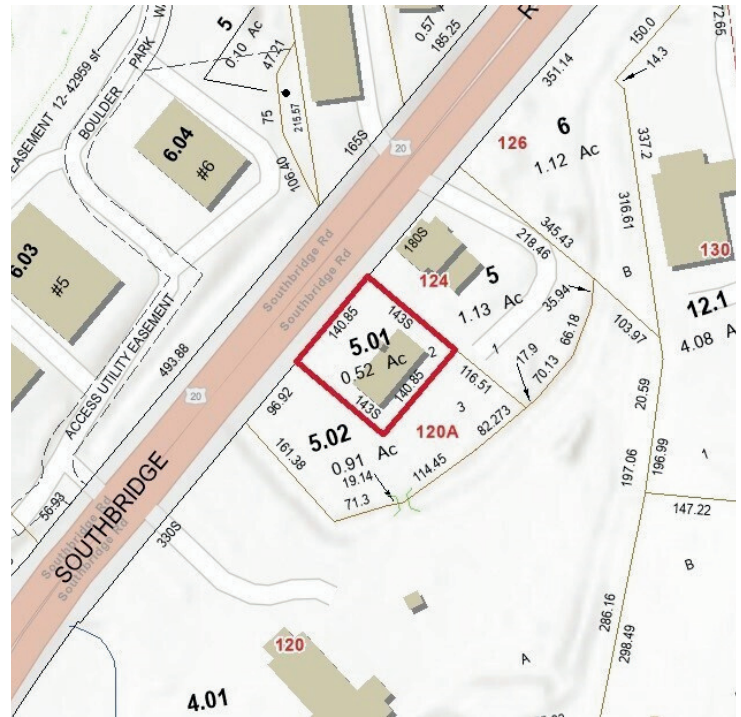
LamacchiaCommercial.com

120A & 122 Southbridge Road
North Oxford, MA 01537

Both Lots | \$1,645,000
Lot 120-A | \$850,000
Lot 122 | \$795,000

Unlock a premier development opportunity in the heart of Oxford. Insulated 4,140SF Quonset Warehouse (45' x 92') 14' high & a 12' electric door w/ electric & heat. This General Business-zoned pad site offers a rare combination of high-visibility exposure and seamless accessibility, positioned strategically along Rt. 20, one of Central Massachusetts' primary east- west commercial corridors. Boasting an impressive traffic count of 18,000+ vehicles per day, the property features exceptional sightlines, a signalized intersection in close proximity, and a convenient rotary median break for effortless navigation. The site offers approximately 238' of combined frontage and a flat, fully usable topography that is pad-ready. Developers will appreciate the truck-friendly circulation, multiple existing curb cuts, and full turning movements that accommodate a wide range of commercial uses. While the property currently utilizes a deep well, municipal water and sewer are available in the street. Take advantage of a premium Oxford location.

- High-visibility exposure and seamless accessibility
- Positioned strategically along Rt. 20
- 18,000+ vehicles per day
- 238' of combined frontage
- Deep well on property w/ municipal water/sewer available at street
- Property Type: (120A) Land & (122) Land and 4,140 sqft Quonset Warehouse
- Total Lot Size: 1.44 AC
- No. Lots: 2
- Zoning Description: GB



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