



FOR SALE

919 MAIN STREET

Clinton, MA

Asking Price: \$1,050,000

\$76.18 / SF

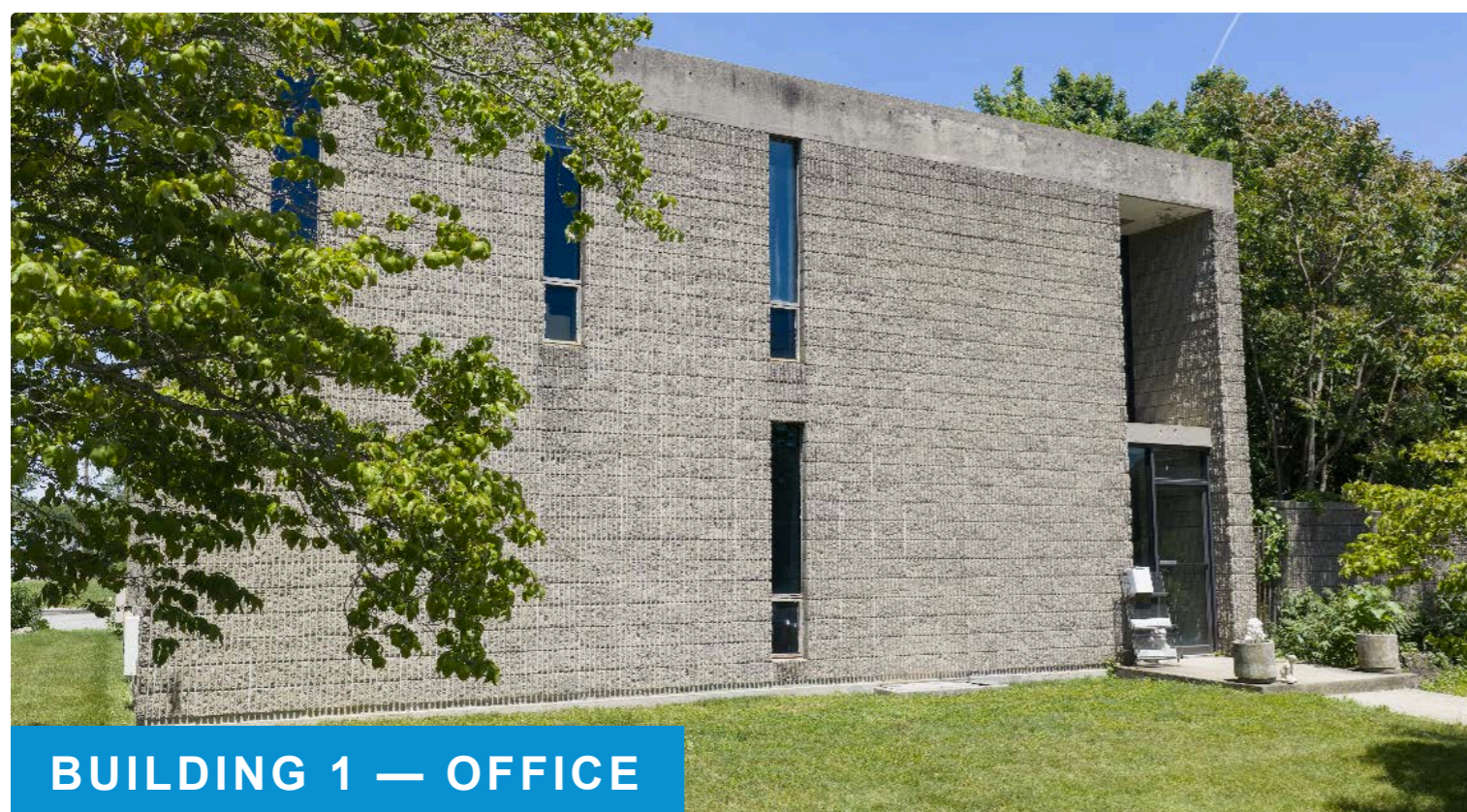
- > **±13,784** Square Feet
- > **±0.84** Acres

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BUILDING 1 — OFFICE



BUILDING 2 — WAREHOUSE

Building Overview

919 Main Street is a two-building commercial/industrial campus offering combined office and warehouse/service space under single ownership. The $\pm 10,746$ SF warehouse provides approximately 16 feet of wall height — supporting light industrial, contractor, automotive, and service-commercial uses — while the $\pm 3,038$ SF two-story masonry office of modernist architecture anchors the front of the site. Flexible CO zoning and a 0.84-acre parcel with usable outdoor area for vehicle staging and equipment storage round out a practical owner-user opportunity in the heart of Clinton. Both buildings are of masonry construction. For more information, contact Fieldstone Commercial Properties.

HIGHLIGHTS

- ◆ Two masonry buildings — office and warehouse — under single ownership
- ◆ $\pm 16'$ warehouse wall height supporting light industrial, contractor and automotive uses
- ◆ Flexible CO zoning spanning service-commercial and light-industrial uses
- ◆ 0.84-acre site with usable outdoor area for vehicle staging and equipment storage

PROPERTY SPECIFICATIONS

Asking Price	\$1,050,000 (\$76.18/SF)
Building Size	$\pm 13,784$ SF (two buildings)
Type	Two-building commercial / industrial campus
Building 1	$\pm 3,038$ SF two-story masonry office
Building 2	$\pm 10,746$ SF single-story masonry warehouse
Construction	Masonry / concrete block
Zoning	CO (Commercial) — service-commercial, light industrial, contractor & automotive-adjacent uses
Land	± 0.84 acres ($\pm 36,438$ SF)
Ceiling	$\pm 16'$ warehouse wall height
Loading	Grade-level drive-in access
Parking	Paved surface with outdoor coverage
Water & Sewer	Municipal
Power	Electric service
Year Built	Circa 1984–1986

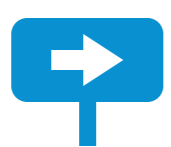
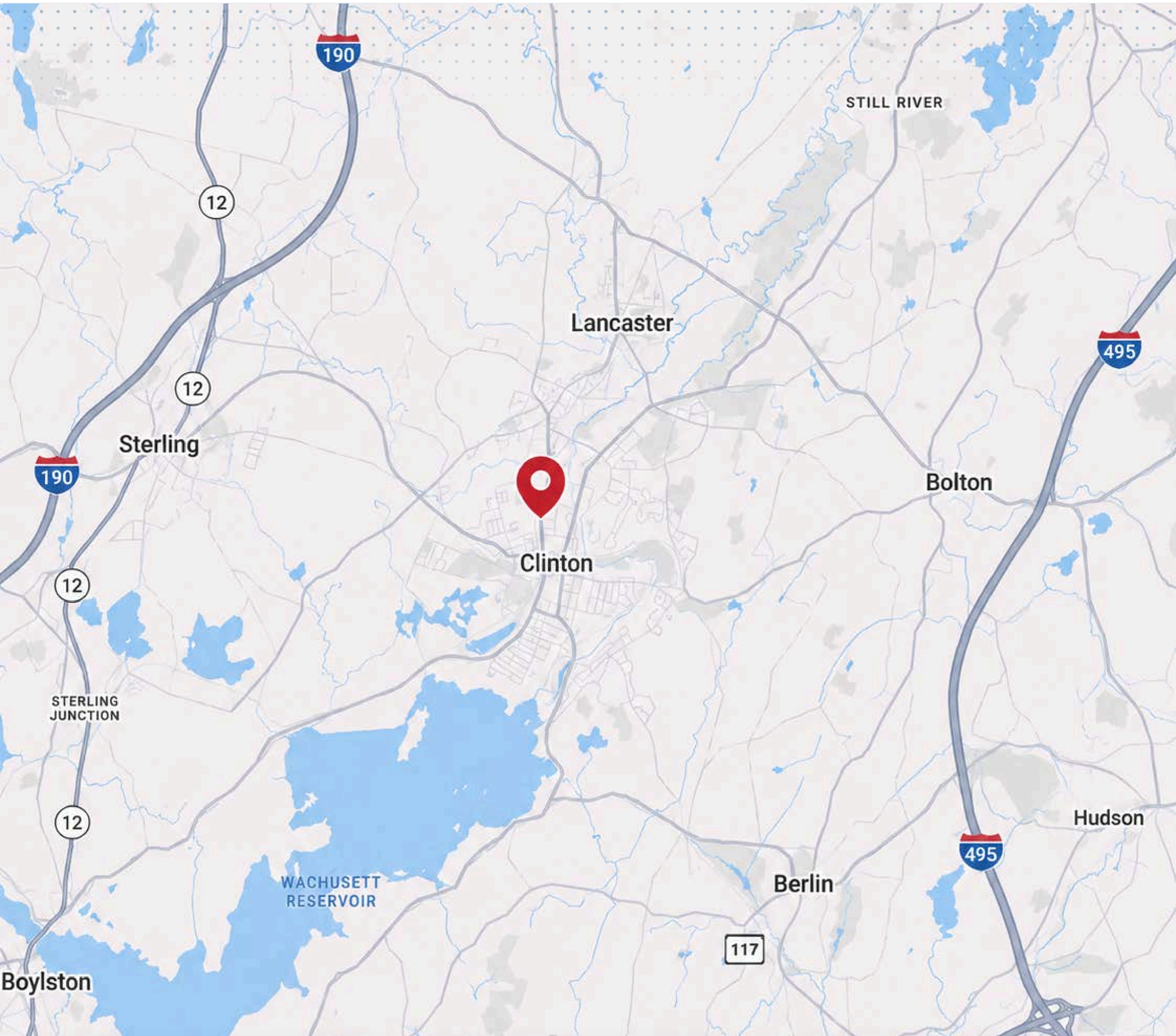
Additional Photos



Site / Parking Plan



Aerial site view — **±0.84-acre parcel** with paved surface parking and outdoor staging area. Formal site/parking plan available upon request.



10 MIN

to I-190 via Route 62
& Route 110



20 MIN

to Worcester & I-290 /
Mass Pike access



860,000+

residents across
Worcester County

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

Area Highlights