

INDUSTRIAL PROPERTY FOR SALE

19 PARKER STREET

Clinton, MA 01510



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 19 Parker Street, a premier industrial owner-user opportunity located in the heart of Clinton, MA. This property boasts a solid 2-story 9,000 SF brick foundation building, ideal for manufacturing or industrial purposes. With its historic charm and rugged durability, this building offers off-street parking of approximately 20-25 spaces, plenty of power (550, 480, and 220v all available), and two different areas for loading. Originally constructed in 1910, it is zoned Industrial which allows a number of uses (some via special permit) such as automotive, manufacturing, distribution, retail, and many more. This property is ideal for an owner-user who will also need office space, located on the second floor. Whether you are looking to expand an existing operation or establish a new industrial presence in north central Worcester County, this property offers a compelling combination of history, functionality, and potential for growth. Please contact the listing broker to learn more or to schedule a private tour.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	278	1,167	4,217
Total Population	592	2,484	9,756
Average HH Income	\$87,515	\$85,312	\$100,297

OFFERING SUMMARY

Sale Price:	\$1,100,000
Property Type:	Industrial/Office
Building Size:	9,000 SF
Parking:	18-20 Off-Street Surface Lots
Clear Height:	12' - 20'
Lot Size:	0.36 Acres
Parking:	20-25 Off-Street Surface Lots
Loading:	1 Garage Door, 1 Loading Dock (Non-Tailboard Height)
Power:	Heavy (550v, 480v, 220v all available)
Heat:	Natural Gas
Sprinkler:	Dry
HVAC:	Rooftop
Roof:	Rubber Membrane
Cell Towers:	Contact Listing Broker



