

Industrial Building

±62,200 SF & 19.84 acres

4 Old Douglas Road
Webster, MA 01570
www.cbre.com

Property Overview

CBRE is pleased to offer the availability of 4 Old Douglas Road, Webster, MA. The 19.84 acre property is improved with a ±4,000 SF of office building and ±58,000 SF of warehouse and production space. The ASF zoned land is currently home to a national salvage and recycled auto part company. The property is further improved with ±10.0 acres of hard-packed land used for outdoor storage.

Property Highlights

- + ±62,200 SF Industrial property
- + ±19.84 acres of ASF Zoning
- + Potential redevelopment ±225,000 SF BTS
- + ±10.00 acres of land used for outdoor storage
- + Twenty (20) loading doors, docks and drive-in OHD's
- + Modern 1999/2024, ±4,000 SF office building



Property Specifications

Building Size	62,200 SF
Land Area	19.84 acres
Office Space	4,000 SF
Industrial Space	58,200 SF
Construction/Year	Wood & Metal, 1980/1990
Gas/Electrical Service	National Grid
Water/Sewer	Private water and septic
Heating	Waste oil and oil
Roof	Rubber membrane and metal
Zoning	ASF
Loading	20 doors; dock and OHD's.
Parking	10 Acres of parking
Taxes	\$18,863



Contact Us

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