



FLEXIBLE WAREHOUSE | DISTRIBUTION PROPERTY FOR SALE | LEASE



Property Summary.

SALE PRICE:	\$2,480,000
SUB LEASE RATE:	\$7 SF/YR (NNN)
TOTAL BUILDING SIZE:	+/- 20,000 sf
AVAILABLE SF:	+/- 16,000 sf
CLEAR HEIGHT	18'
DRIVE IN DOOR:	ONE (1) 14'X 12'
DOCKS:	2
POWER:	3-PHASE 480 V
SPRINKLER SYSTEM:	WET SYSTEM
ZONING:	IND
ROOF:	RUBBER MEMBRANE
BUILT:	1997

HIGHLIGHTS



+/- 16,000 SQ FT INDUSTRIAL WAREHOUSE | DISTRIBUTION SPACE AVAILABLE FOR AN OWNER OCCUPANT OR SUBTENANT

CONCRETE BLOCK AND MASONRY BUILDING



NEW RUBBER MEMBRANE ROOF (2023)

HIGHLY VISIBLE WAREHOUSE SPACE ON ROUTE 20 WITH CLOSE PROXIMITY TO I-90 AND I-84 INTERCHANGE

ONE DRIVE IN DOOR (14'X12')

TWO LOADING DOCKS (10'X10')



COLUMN SPACING: 33'X33'

LOCATION MAP



144
STURBRIDGE RD
CHARLTON, MA
ITT

DISTANCE

- Located on Rt 20 (Westbound)
- 3 Miles to I-90/I- 84 Interchange
- Worcester: 15 Miles

EXTERIOR PHOTOS

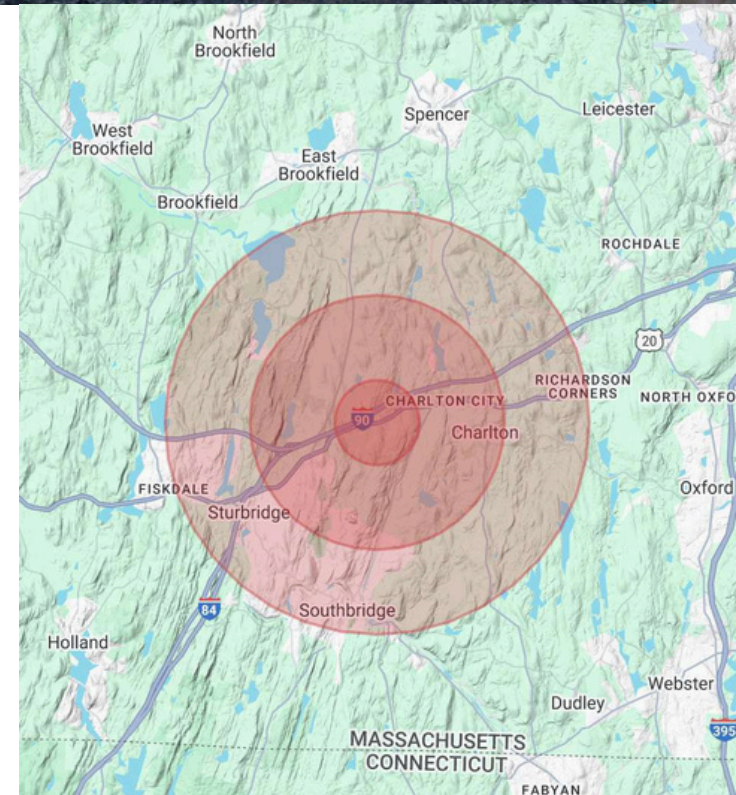


DEMOGRAPHICS

144
STURBRIDGE RD
CHARLTON, MA
ITT

Population	1 Mile	3 Miles	5 Miles
Total Population	344	7,580	30,998
Average Age	41	44	42
Average Age (Male)	40	43	41
Average Age (Female)	42	45	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	147	3,005	12,328
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$140,742	\$132,146	\$113,540
Average House Value	\$460,613	\$482,709	\$440,823

Demographics data derived from AlphaMap



MARKETED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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