

# FOR LEASE



## 3,000 SF FLEX SPACE

50 HOWE AVENUE, MILLBURY, MA 01527



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

### BRIAN JOHNSON

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

MBLU:	45 / 194 / / /
Property Type:	Industrial
Building Size:	258,100 SF
Available SF:	3,000 SF
Lot Size:	19.24 Acres
Zoning:	I - Industrial
Utilities:	Gas and Electric, Town water & sewer
Lease Rate:	\$6.50 SF/yr (+ Utilities)

### PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to present the availability of ±3,000 square feet of flex / industrial space located in Building H of the Howe Avenue Industrial Park located at 50 Howe Avenue in Millbury, MA. Most recently occupied by a screen-printing and embroidery company, the space is extremely functional for a variety of flex / industrial users. The Howe Avenue Industrial Park is well located within a five-minute drive to Route 146 providing easy access to the Massachusetts Turnpike (I-90), Route 290 and Route 20. The multi-tenanted property is well maintained and managed by the on-site Landlord. Current tenants include G&W Foundry, No Alibi Fitness, Spectrum Health Systems, AAA Self-Storage, Insight Pest Control, Optimum Water Solutions and many more.

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## PHOTOS



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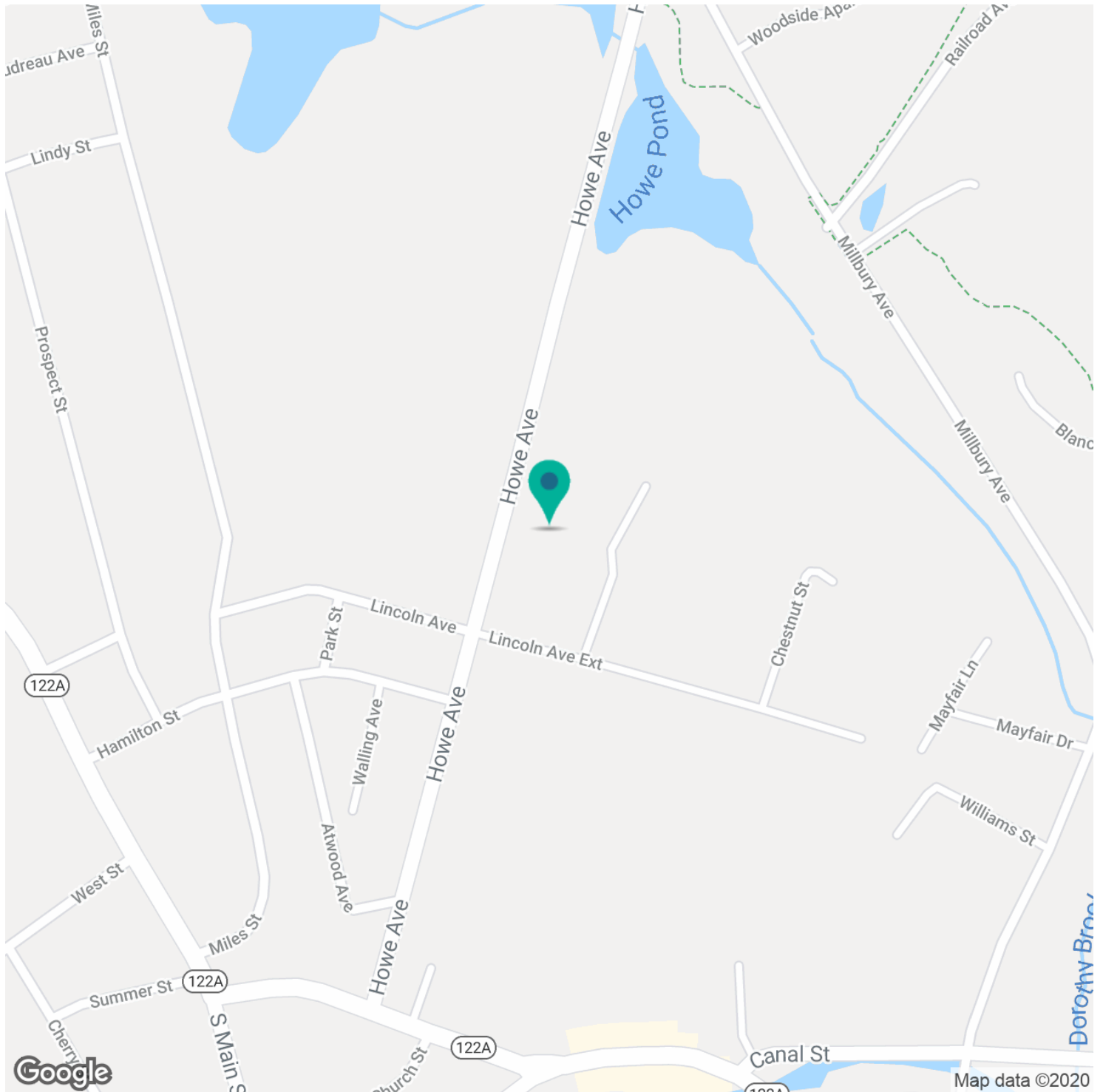
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent 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.

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## LOCATION MAPS



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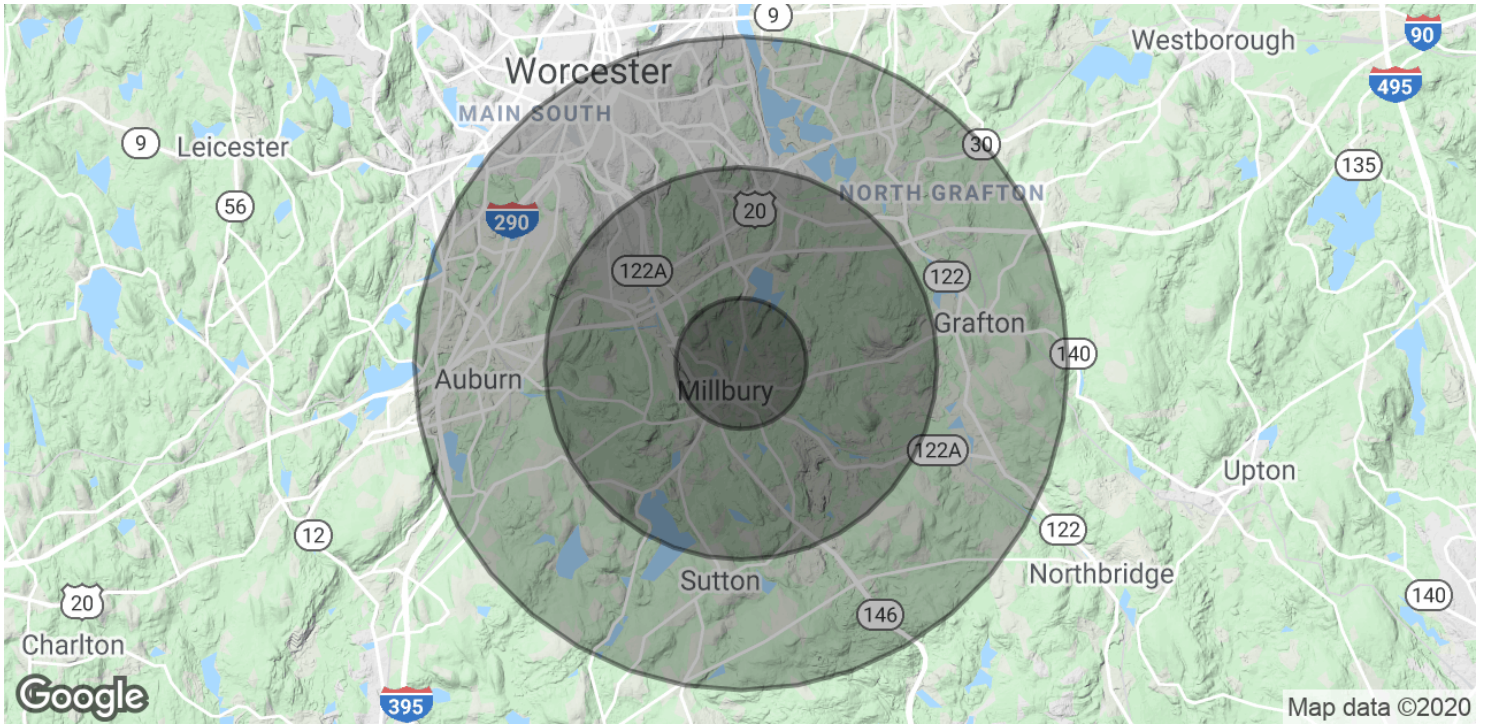


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,755	29,076	117,250
Median age	42.4	39.5	35.8
Median age (Male)	39.6	38.8	35.2
Median age (Female)	44.8	40.2	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,062	11,889	45,022
# of persons per HH	2.3	2.4	2.6
Average HH income	\$67,934	\$78,677	\$72,454
Average house value	\$301,575	\$301,643	\$298,404

\* Demographic data derived from 2010 US Census



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