

1535 Grafton Road

Millbury, MA

For Lease



45,800 Sq.Ft. Industrial Building

- AVAILABLE:** 45,800 Square Feet
- PERMITTED USES:**
- Industrial Warehouse
 - Wholesale Distribution
 - Building Materials
 - Construction Equipment Sales or Storage
- HIGHLIGHTS:**
- Heavy Industrial Use
 - 25'-43' clear heights
 - 1 +/- acre of outdoor storage
 - 4 Drive In-doors

Summary:

1535 Grafton Road, Millbury, Massachusetts is a world-class high bay industrial manufacturing facility. It is well suited for heavy equipment, heavy manufacturing, and most other light industrial uses. This exceptional building features 4,200 square feet of office space, heavy power, giant drive-in doors, and 1+/- acre of paved and fenced-in yard area.

Exclusive Agents:



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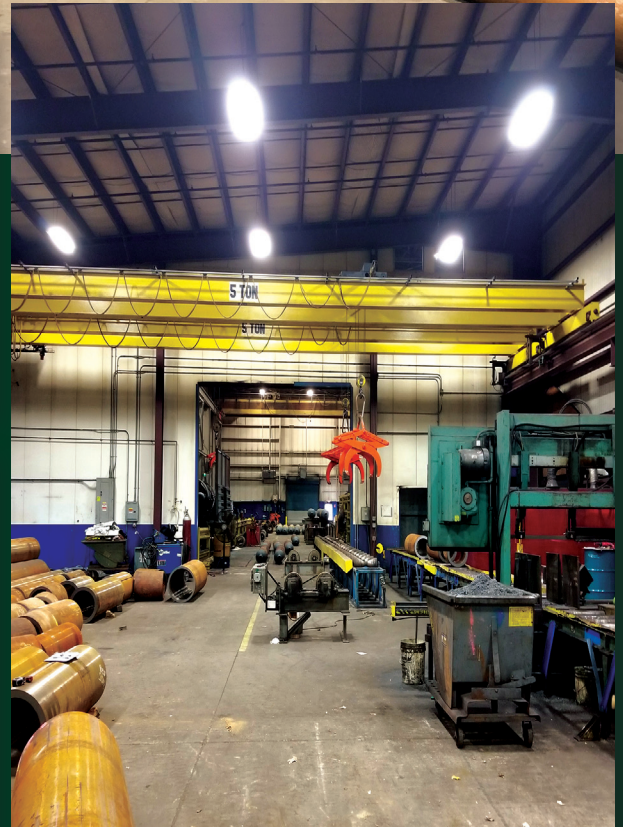
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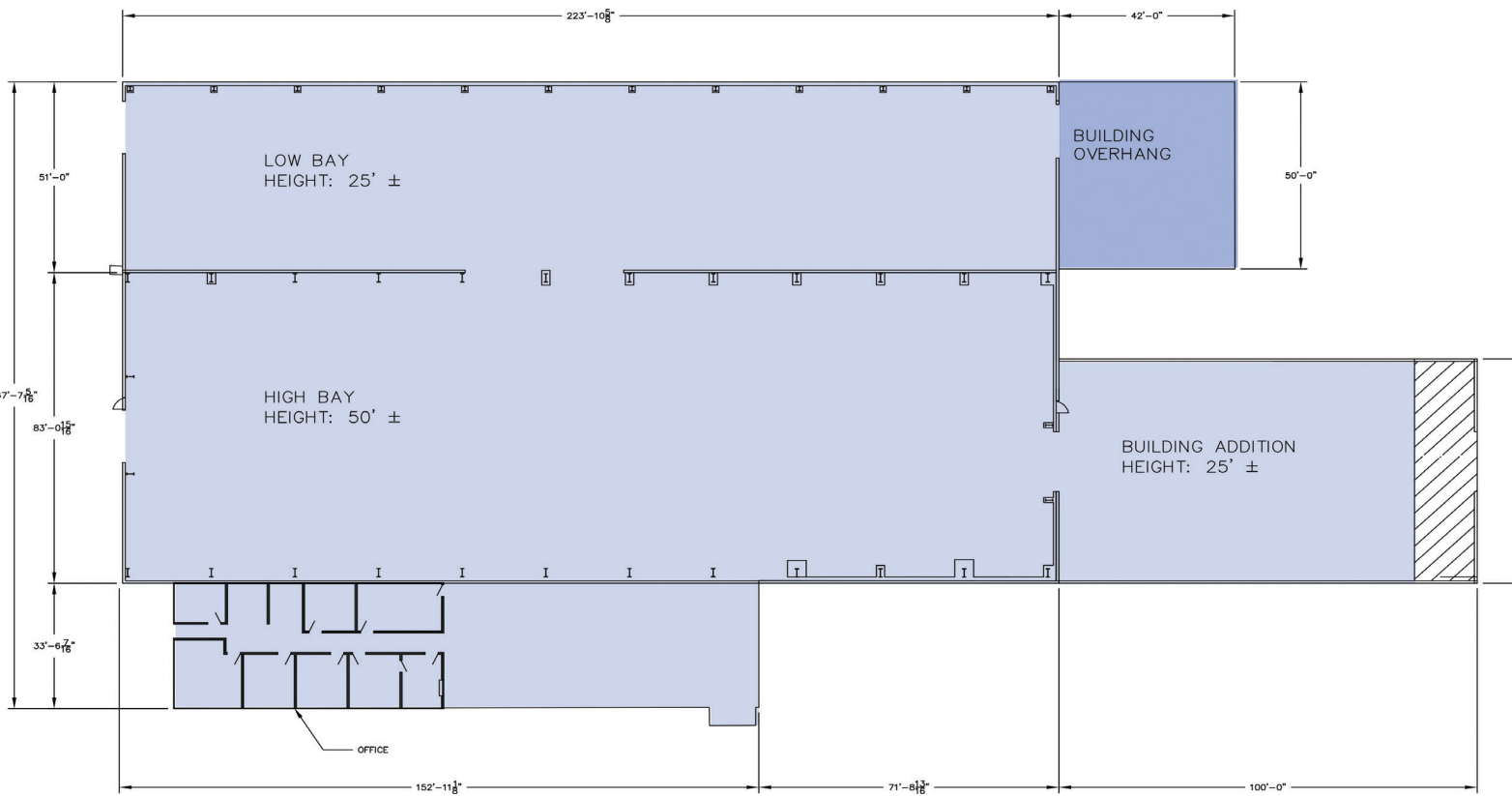
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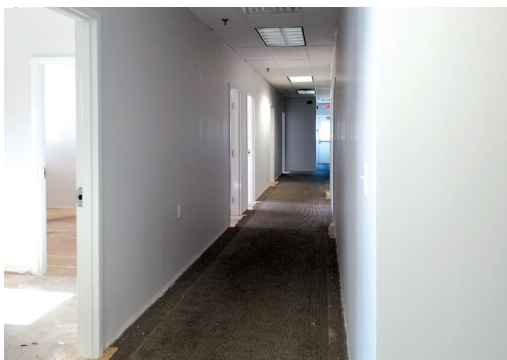
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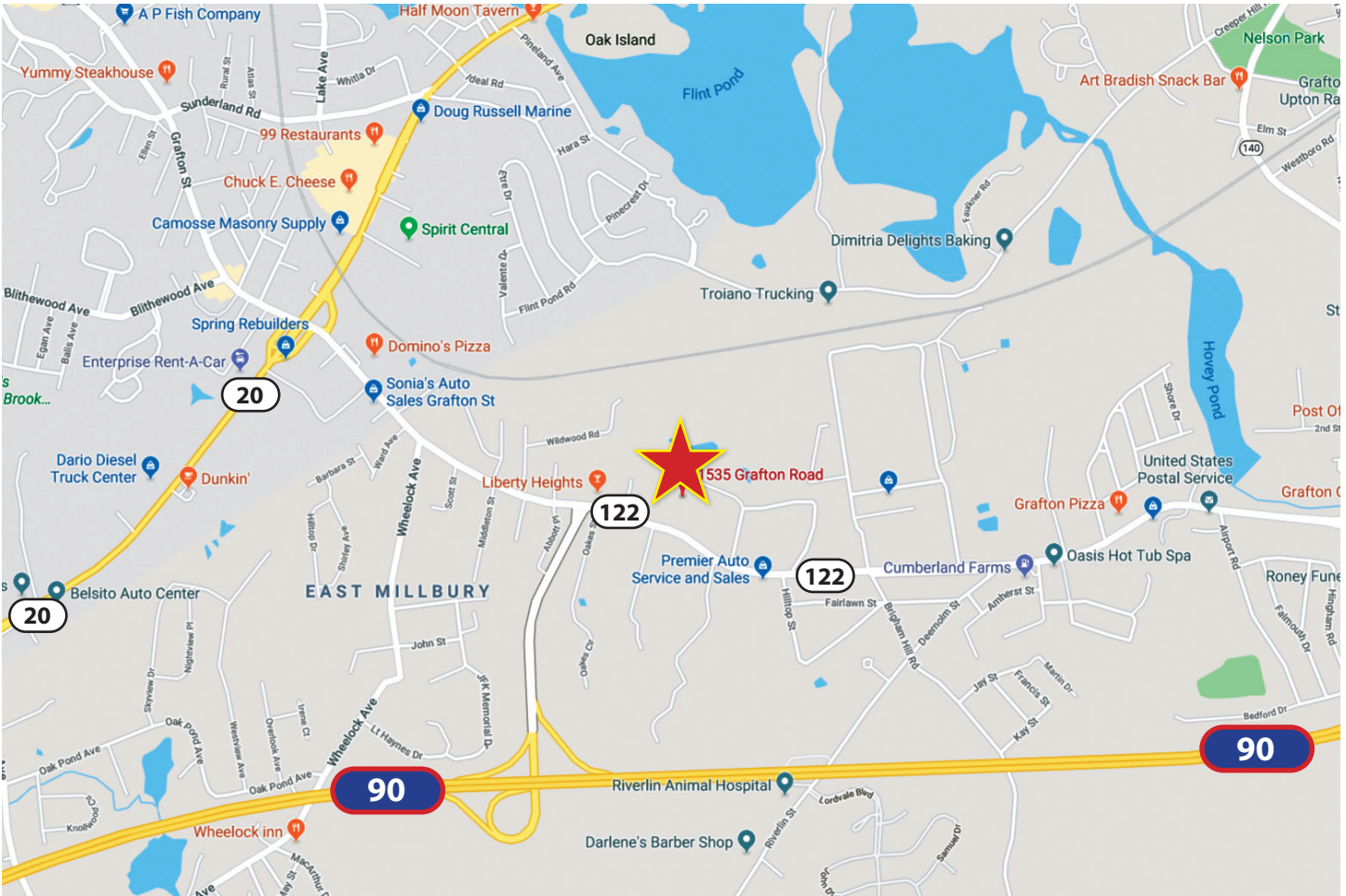




Specifications

Year Built:	1983
Renovations:	2004
Total Size:	45,800 SF
Type:	Industrial
Land:	6.7 Acres
Stories:	One (1)
Ceiling Height:	25' - 43'
Zoning:	Industrial
Parking:	63 spaces
Drive-In Doors:	Four (4)- 14' x 14'
Sprinklers:	Wet Sprinklers
Power:	3200 KVA; 480V; 3-Phase 120/208 3-Phase, 277/480 @ 2400 Amps
Electric:	Eversource
Gas:	National Grid
Water:	Town
Outdoor Storage:	1 +/- Acre
Trolley Cranes:	5 Motorized Cranes: (2) x 5-ton (100' Crane Way) (1) x 20 ton (220' Crane Way) (2) x 5-ton (220' Crane Way) Outdoor (1) x 25-ton Crane





LOCATION:

The building is located on Route 122 with immediate access to the Mass Pike (I-90). Centrally located just 45 minutes from both Boston and Springfield and minutes from Worcester. Millbury Massachusetts is considered one of the most accessible hubs in the New England interstate highway system. I-190, The Mass Pike, and Route 146 (access to Providence) all intersect here.



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