



INDUSTRIAL BUILDING

±13,500 SF Available For Lease

1451 Grafton Street, Worcester, MA



Kelleher & Sadowsky Associates, Inc. is pleased to introduce 1451 Grafton Street in Worcester, MA as available for lease. The ±28,655 square foot industrial and manufacturing facility has ±13,500 square feet of space that will be available on January 1, 2019. Located less than three-minutes from Route 20 and an I-90 (Massachusetts Turnpike) entry/exit in Millbury, this space features vibrant natural lighting through an abundance of perimeter windows, a paved parking lot, great column spacing, and a high electrical capacity. Although currently operated as an industrial and manufacturing facility, this space is ideal to be repurposed as an educational, medical, or office use. Utilities include septic, gas, and electric.

LEASE RATE: \$5.25 / SF / NNN

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Building Size:	±28,655 SF
Space Available:	±13,500 SF
Year Built:	Circa 1957
Land Area:	±7.11 Acres
Zoning:	MG-0.5
Construction:	Brick and Concrete Block
Roof:	Rubber Membrane
Loading:	Three (3) tailboard height docks
Utilities:	Septic, gas, electricity
Ceiling Height:	12' 8" clear
Column Spacing:	20' x 40"
Sprinkler:	Yes, wet system
Power:	Three-phase, 400 amps / 600 volts
Est. FY 2018 RE Taxes	\$0.81 / PSF

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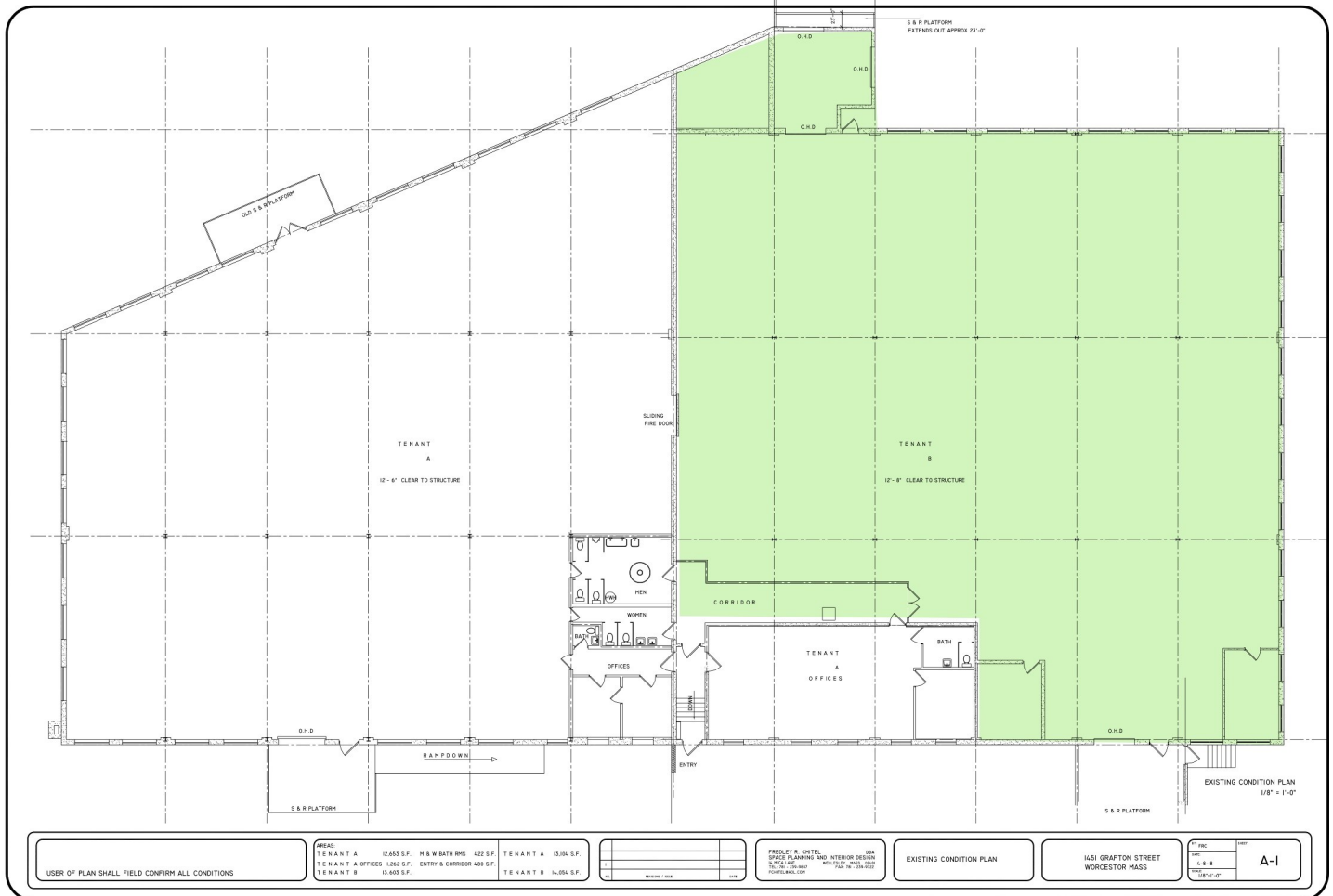
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Building Plan



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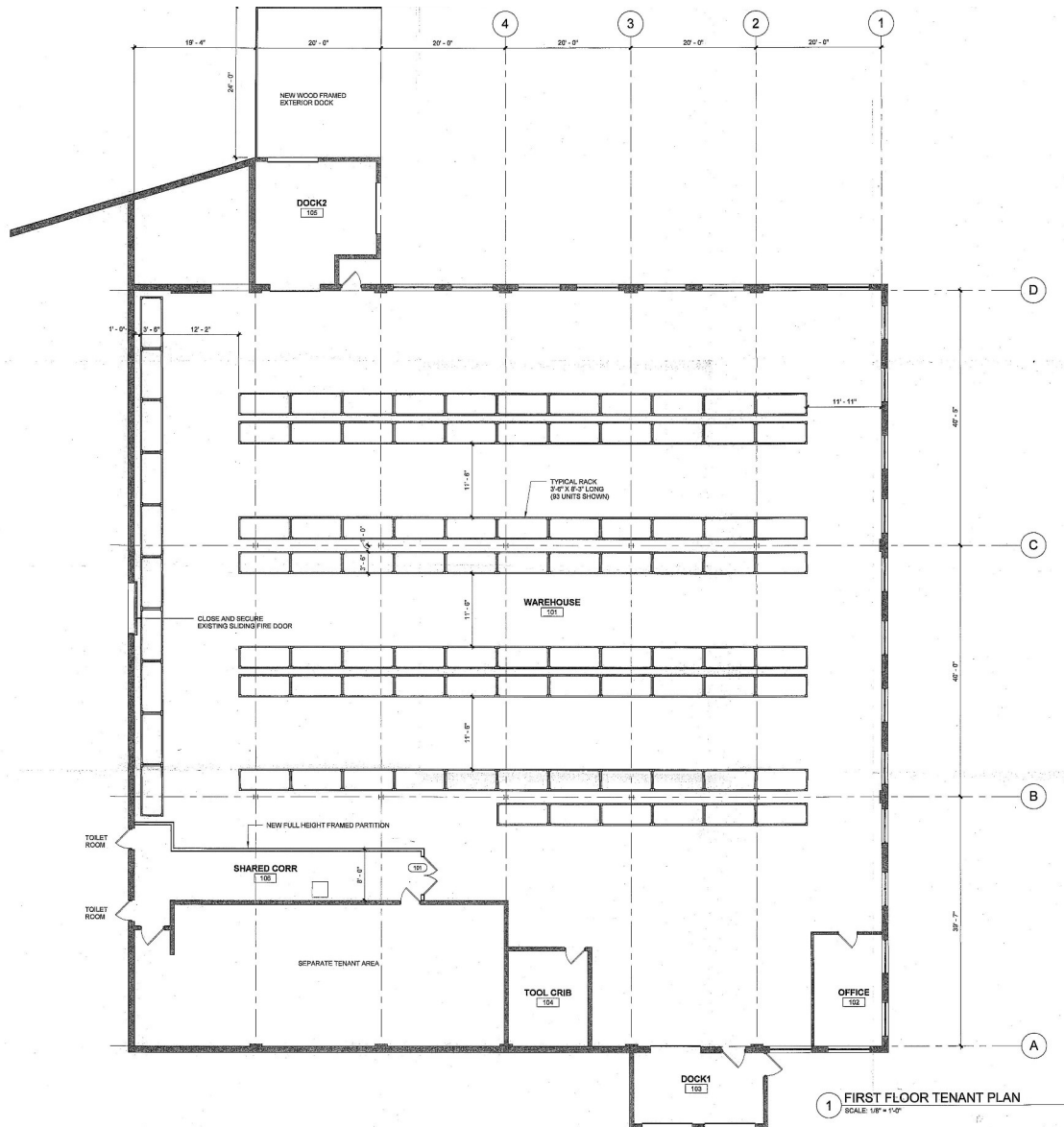
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Floor Plan



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Interior Photographs



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