



INVESTMENT OPPORTUNITY

Available For Sale

160 Southbridge Street, Auburn, MA



Kelleher & Sadowsky is pleased to present this 30,000 square foot facility located conveniently on Route 12 in Auburn. This industrial investment is the home of Brady Built Sunrooms, who have been in business for over 40 years. The building is clear of columns in the warehouse space and ceiling heights up to 24 feet. The building has large drive in doors at both ends of the property, with outdoor storage fenced in on the property. The site provides superior highway access to Routes 20, I-90, 146, 290 and 395. Call us today for more information!

Asking Price: \$2,100,000
Current NOI: \$157,000 ('18)
Cap Rate: 7.5%

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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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Building Size:	±4,600 Office / ±25,400 Industrial
Land Area:	±1.80 Acres
Zoning:	General Industrial
Heating:	Natural Gas & Radiant Heat
Construction:	Pre-Finish Metal Construction
Utilities:	Town Water & Sewer
Roof:	Metal
Height:	24' Clear Height
Doors:	3 Drive-In Doors
Crane:	5 Ton & 10 Ton Available
Tenancy:	100% Occupied

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