



DISTRIBUTION FACILITY

Available For Sale or Lease

88 Huntoon Memorial Highway,
Leicester, MA



Kelleher & Sadowsky

120 Front Street, Suite 210
Worcester, MA 01608

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On behalf of RDJ Realty, LLC, Kelleher & Sadowsky Associates, Inc. is pleased to introduce 88 Huntoon Memorial Highway – a ±180,000 square foot distribution facility located on Route 56 in Leicester, Massachusetts. The property is located ten minutes west of Worcester, providing excellent access to Routes 20, 56 and the Massachusetts Turnpike (I-90). The well maintained building offers ±155,000 square feet of distribution space, along with ±25,000 square feet of well-appointed office space, that includes nearly ±50 private offices, open areas for workstations, conference rooms, large employee cafeteria, and full shower/locker room facilities. The building has excellent clear height (28' to 31'), column spacing and three-phase power.

Address:	88 Huntoon Memorial Highway, Route 56, Leicester, MA
Owner:	RDJ Realty, LLC
Building Size:	±180,000 square feet (Sub-dividable to ±60,000 SF)
Office Space:	±25,000 square feet
Year Built:	Circa 1981
Land Area:	±25.85 acres
Zoning:	B2 - Industrial
Construction:	Steel & Tilt Slab Concrete Panel
Roof:	Tar & Gravel
Parking:	Large vehicle & trailer parking fields surround building
Loading:	Eighteen (18) tailboard docks with levelers; Twenty (20) van height docks; One (1) overhead door
Utilities:	Municipal water and sewer, propane gas, electricity
HVAC:	Forced hot water (2, 10,000 Gallon Oil Tanks); Office Central A/C
Power:	2000A/480V, three-phase power
Column Spacing:	30' x 45'
Ceiling Height:	28' to 31'
Sprinkler:	Yes, wet system
Available:	Jan 1, 2018
Lease Rate:	\$3.95 per SF, NNN
Sale Price:	\$7,995,000.00



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Aerial View



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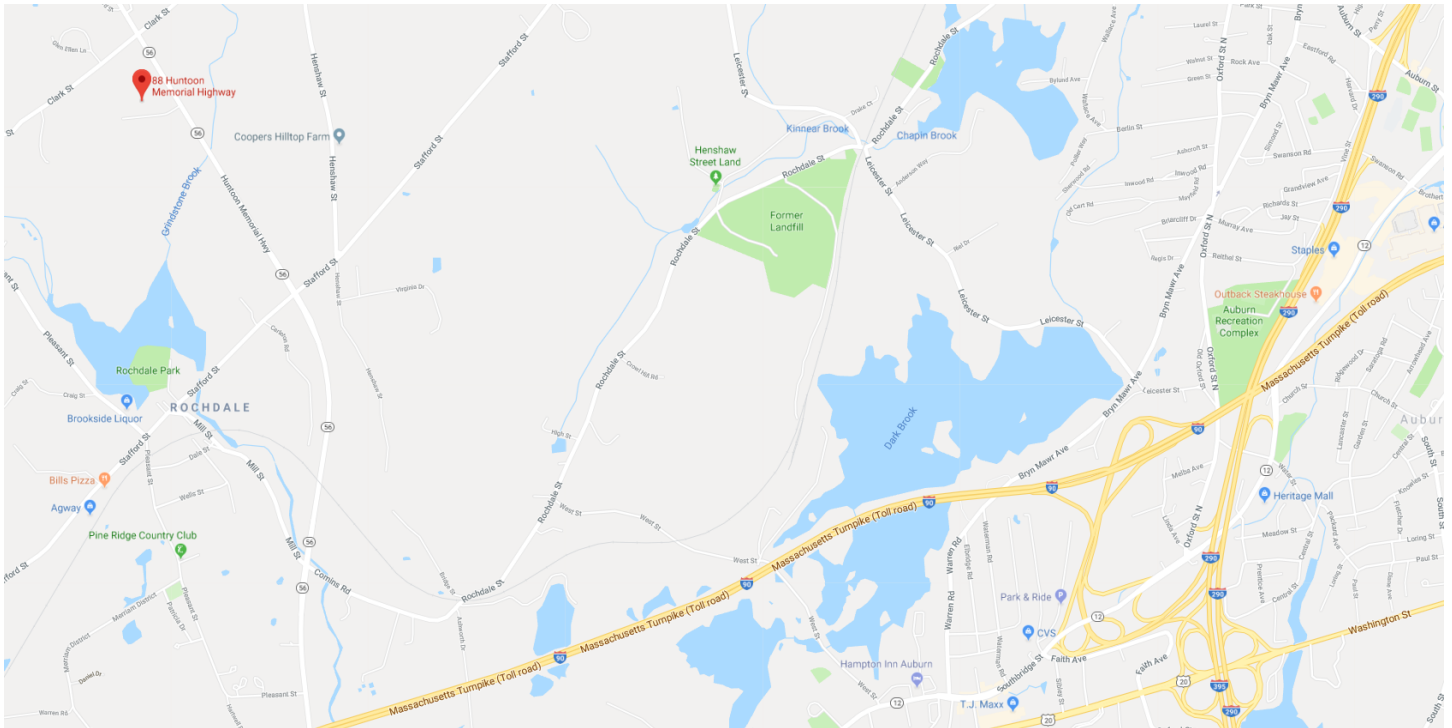
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Map



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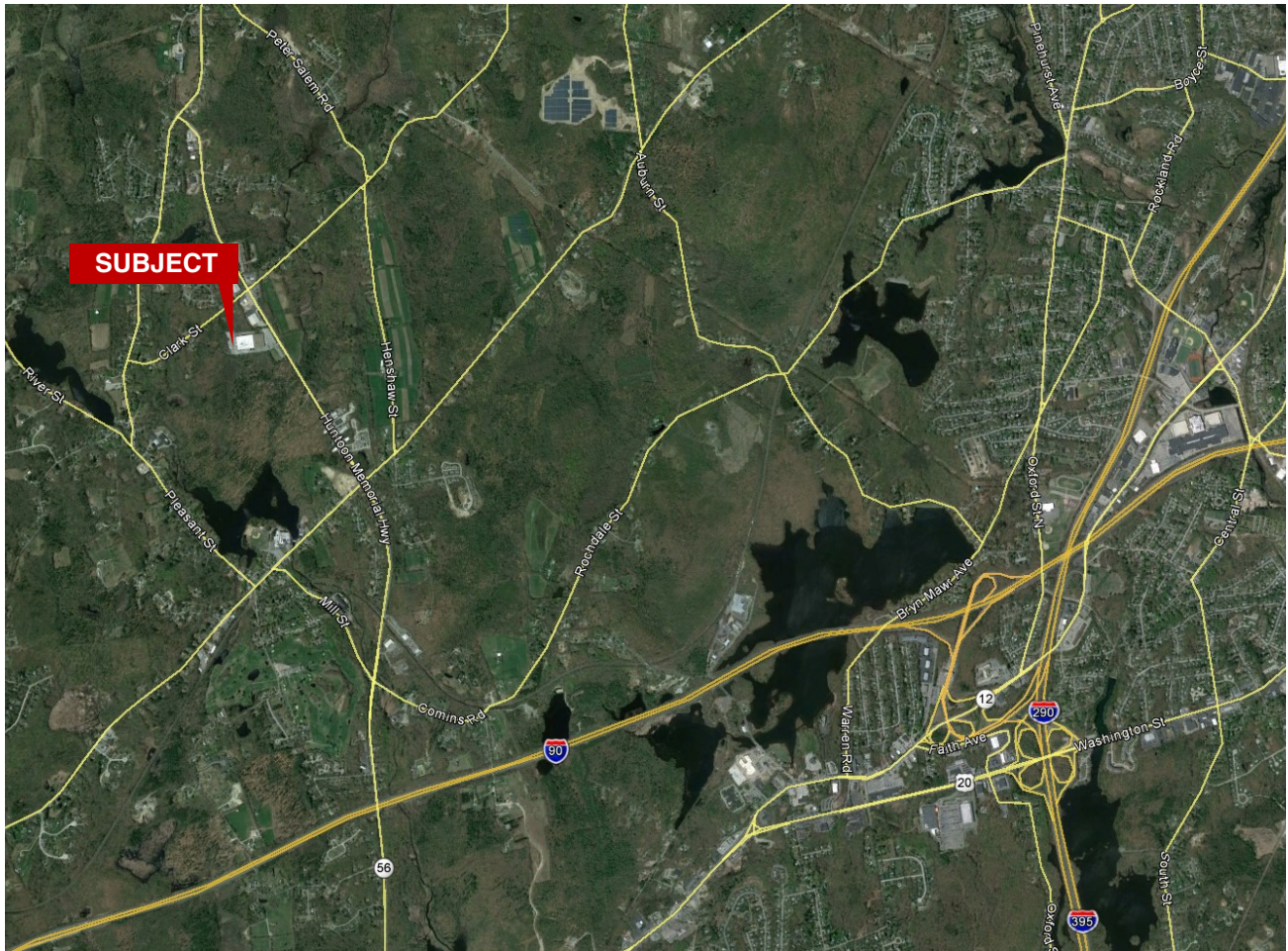


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Aerial Photographs



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