



±23,544 SF Industrial Building

Available For Sale or For Lease

1 Appian Way, Worcester, MA



Kelleher & Sadowsky Associates is pleased to announce a ±23,544 square foot industrial building for sale or for lease located immediately off Route 290. Includes ±4,000 square feet of office space (which can be removed), three loading docks, excellent clear height, with ample on-site parking located on a ±0.79-acre parcel of land. Direct visibility from Route I-290, the property provides great highway access. (1/4 mile from I-290; 0.8 miles to RTE 146, 3.5 miles to I-90)

- Gross Building Area: ±23,544 SF
- Office: ±4,000 SF
- Industrial: ±19,544 SF
- Land Area: ±34,482 SF
- Year constructed: 1950
- Construction: Steel frame/Masonry
- 2018 Assessed Value: \$887,200

ASKING PRICE: \$675,000 / LEASE RATE NEGOTIABLE

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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.

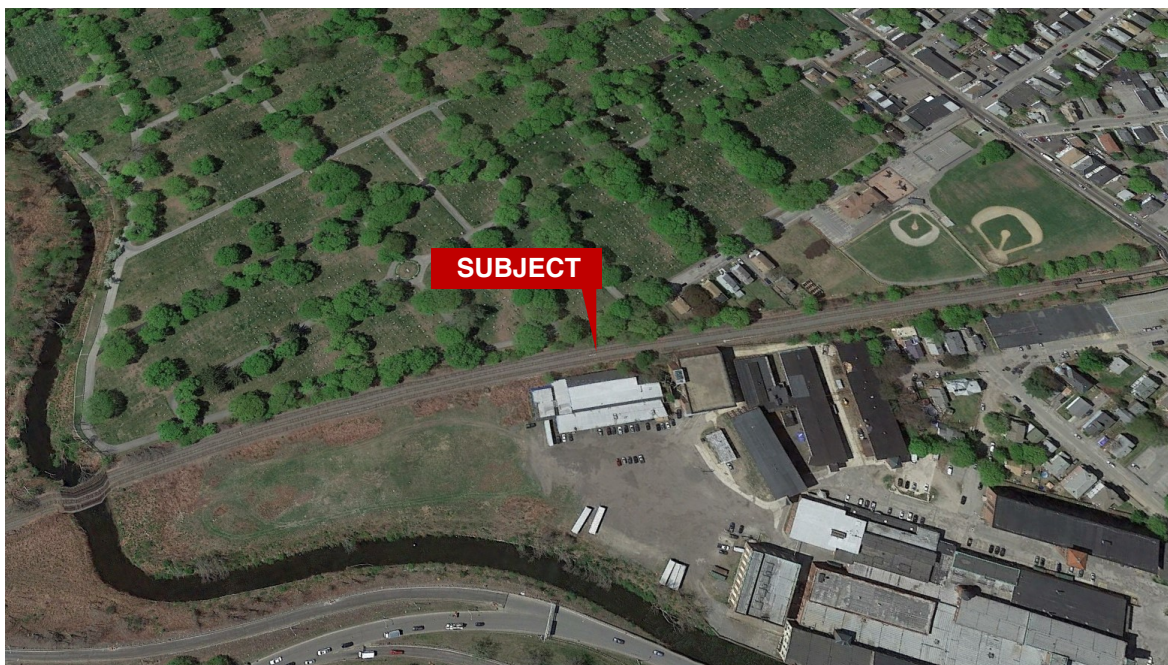


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Property Information



Roof: Rubber and asphalt

Sprinkler: Yes

Foundation: Concrete slab on grade

Zoning: MG-2.0 (Manufacturing, General)

Utilities: Public Water, sewer, gas, electricity, and telephone

Loading docks: 3

Ceiling height: 21' Clear

Heating: FHA by oil in industrial area and FHW by propane in office

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Area Map



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