

FOR LEASE

INDUSTRIAL WAREHOUSE FACILITY AVAILABLE

24 MILLBURY STREET, AUBURN,
MA 01501



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Industrial
Building Size:	100,640 SF
Available SF:	45,000 SF
Lot Size:	7.3 Acres
Zoning:	Industrial District A
Lease Rate:	\$6.00 SF/yr (NNN)
Construction:	Pre-engineered metal
Power:	2400amp (2 x 1200 amp) 480 3phase
HVAC:	Gas heat / AC office only
Utilities:	Town water, sewer & gas
Loading:	6 dock doors. Ceiling height 13'5"
Ceilings:	29' to 31'

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to offer 45,000 (+/-) Square feet of high bay distribution space for lease. The space is conveniently located on Millbury Street in Auburn with immediate access to Routes 20, 290 and the Massachusetts Turnpike (Route 90). The premises is available immediately.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,300	13,431	58,042
Total Population	3,157	34,779	153,770
Average HH Income	\$77,420	\$73,518	\$58,762



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120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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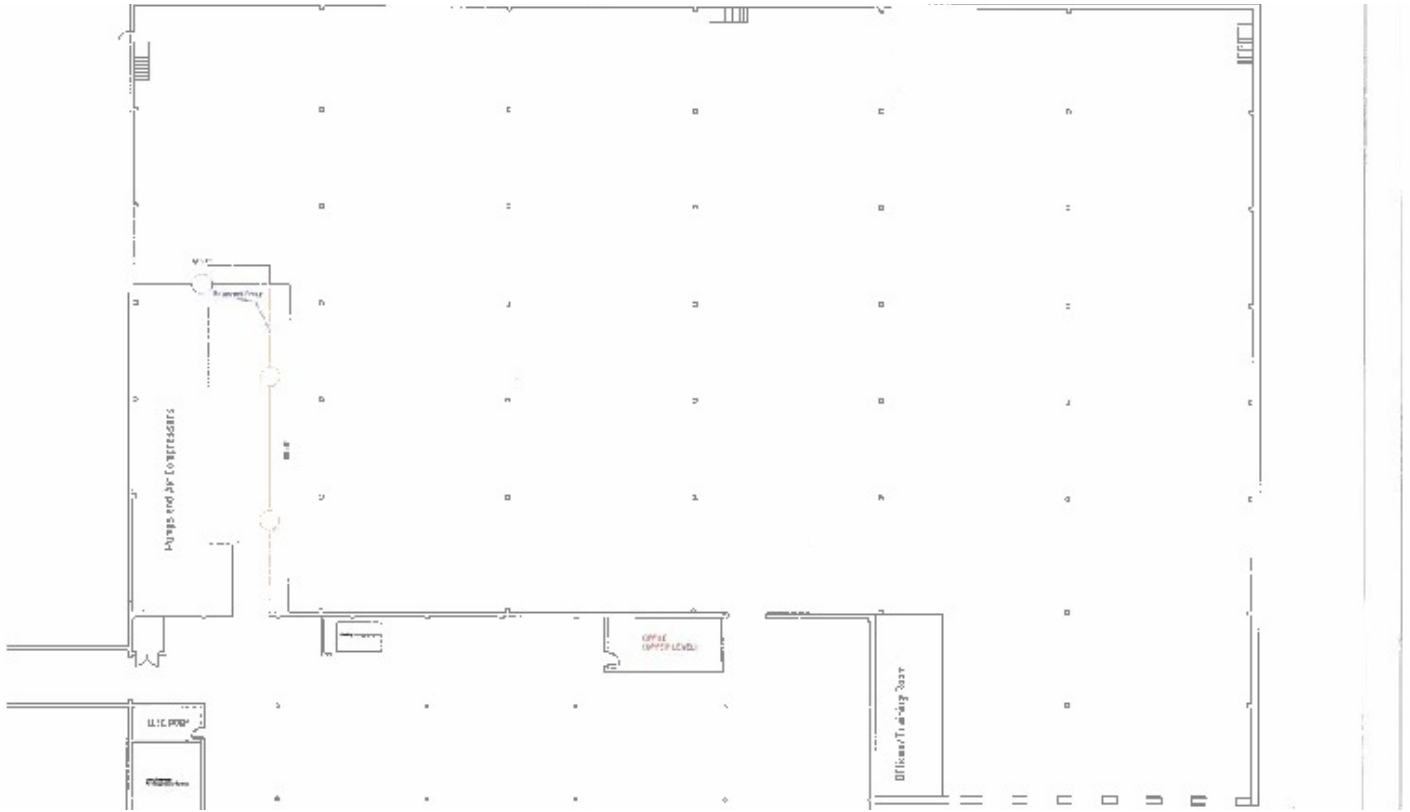
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BUILDING DETAILS



BUILDING SPECIFICS

300' x 152.5' = 45,750 SF

Dock Area: 50' x 50' = 2,500 SF

Total SF: 48,250 SF

Ceiling height at edge: 25'7"

Ceiling height at center: 32'

Ceiling height at dock door: 13'5"

Dock doors: 6

Electric service: 2400 amp (2x 1200 amp) 480 3phase



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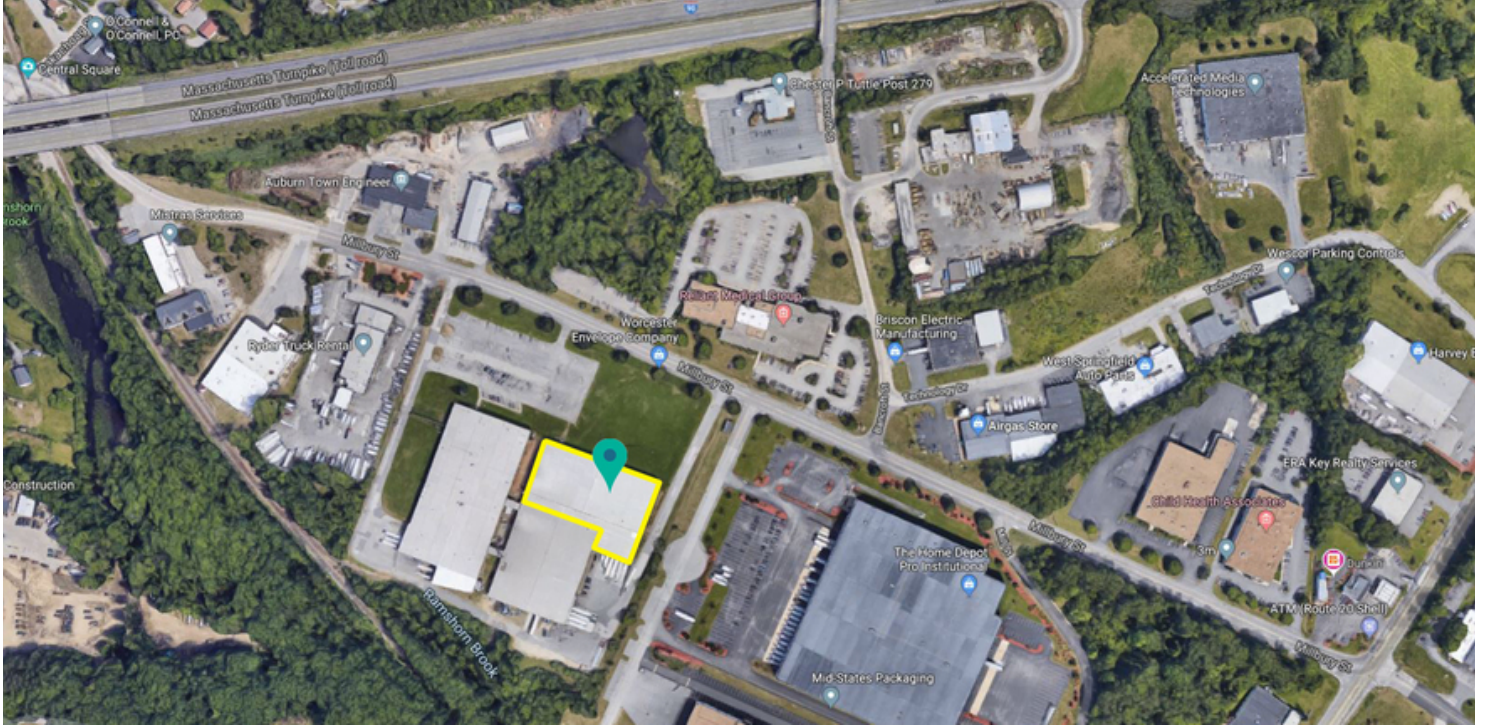
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ADDITIONAL PHOTOS



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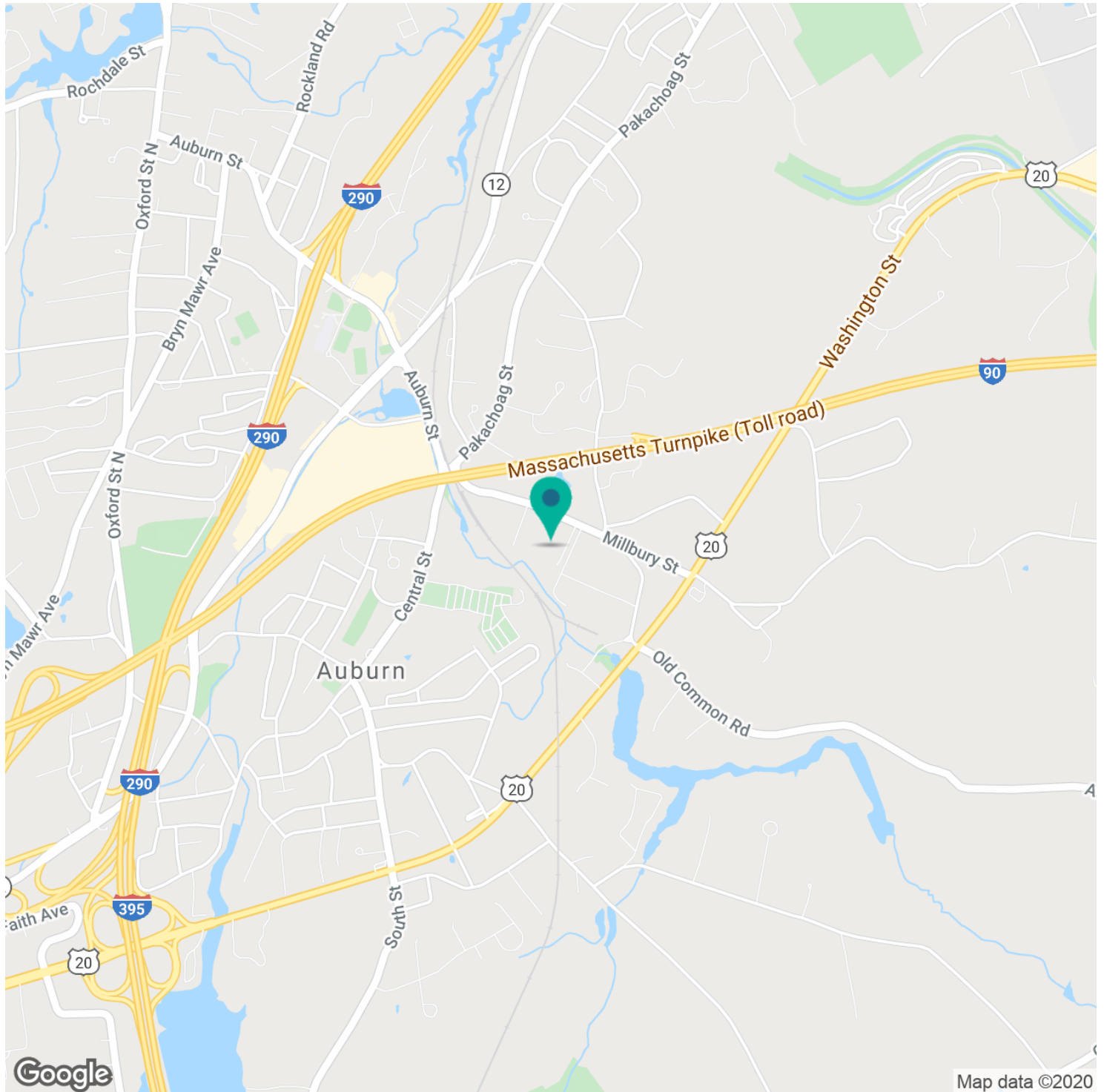


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LOCATION MAPS



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