



**FOR LEASE**

# FLEXIBLE OFFICE/WAREHOUSE SPACE

330 TACOMA STREET, WORCESTER, MA 01605



Rated Best Commercial Real Estate Brokerage - Worcester Business Journal

**DREW HIGGINS**

**Vice President**

[higgins@kelleher-sadowsky.com](mailto:higgins@kelleher-sadowsky.com)

O: 508.635.6784

C: 508.735.1783

**DAVID V. COHEN**

**Vice President**

[cohen@kelleher-sadowsky.com](mailto:cohen@kelleher-sadowsky.com)

O: 508.635.6787

C: 508.864.2379

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type: Flex / Warehouse

Building Size: 1,750 SF

Available SF: 1,750 SF

Lease Rate: \$2,000 per month (NNN)

### PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to announce this combination of Office and warehouse space. Total space is  $\pm 1,750$  square feet with a loading dock. Great for contractors or small distribution companies. Excellent location with access to Rt 12, Rt 290 and Rt 190.

- $\pm 1,750$  sq ft
- City Water and sewer
- Gas heat/ electric air-conditioned offices
- 18' Clear in warehouse
- Fully sprinklered building



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

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## ADDITIONAL PHOTOS



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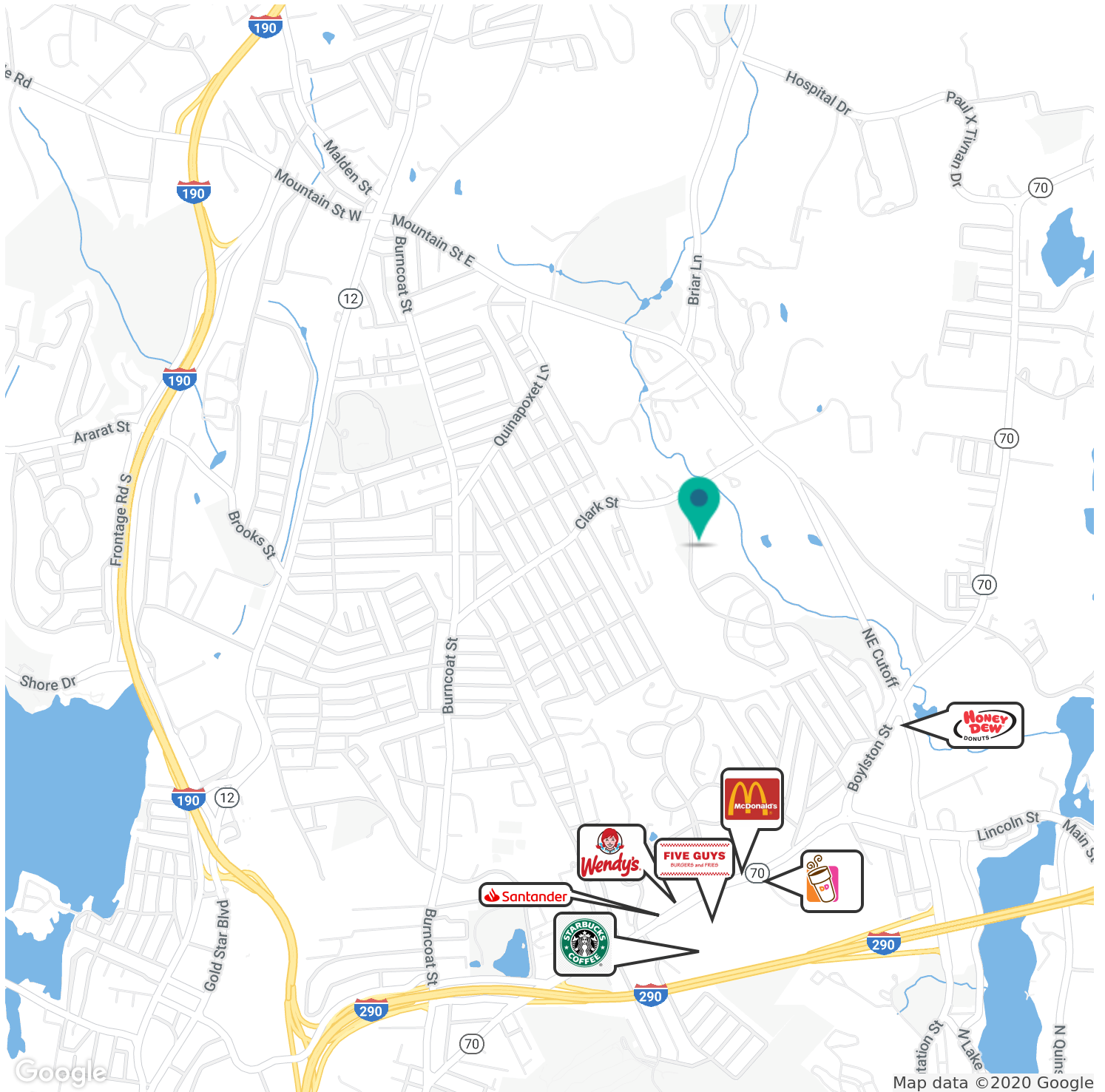


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# LOCATION MAPS



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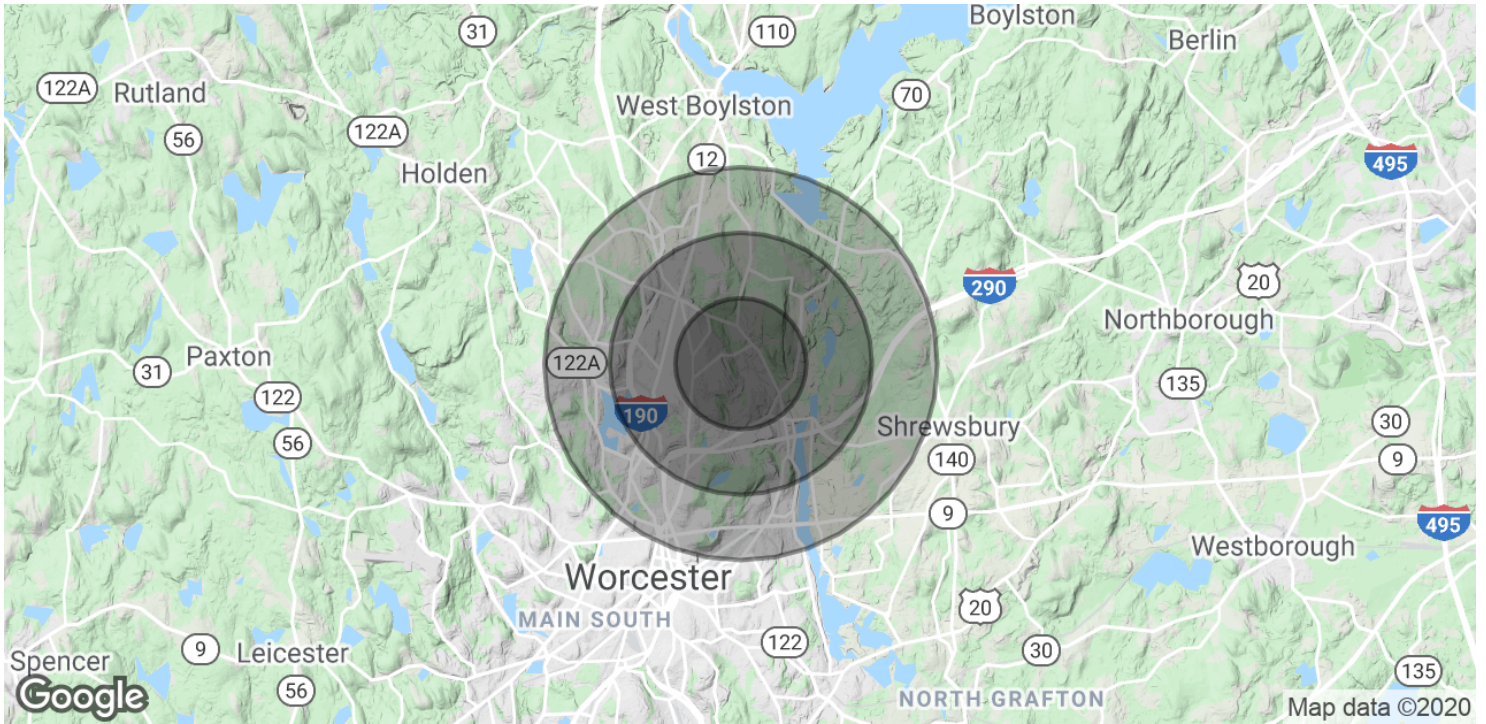
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,828	36,072	74,453
Median age	33.1	37.5	37.2
Median age (Male)	30.2	34.4	35.1
Median age (Female)	35.5	39.9	39.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,908	14,548	30,369
# of persons per HH	2.6	2.5	2.5
Average HH income	\$52,905	\$63,185	\$64,198
Average house value	\$303,512	\$339,028	\$333,804

\* Demographic data derived from 2010 US Census



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