



INDUSTRIAL WAREHOUSE & DISTRIBUTION FACILITY

Available For Sale or Lease

5-7-9 Latti Farm Road, Millbury, MA



On behalf of Boston Globe Media Partners, LLC, Kelleher & Sadowsky, as exclusive sales agent, is pleased to introduce 5-7-9 Latti Farm Road in Millbury, MA - a sub-dividable, ±178,000 SF Class A warehouse and distribution facility. The building, located in the Millbury Industrial Park, provides exceptional access to Routes 20 and 146, as well as the Massachusetts Turnpike (I-90) - all less than one mile from the property. The building has been very well maintained, offering high-bay warehouse, manufacturing and distribution space, along with ample well-appointed office space. Building amenities include excellent clear height and column spacing; heavy three-phase industrial power; durable tilt slab construction; industrial park setting; and an ability to sub-divide to accommodate multiple building occupants.

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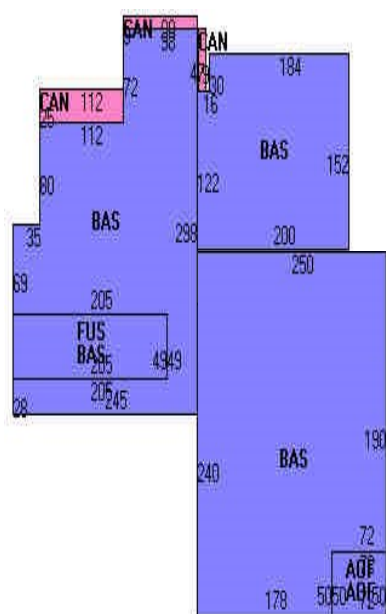
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±178,000 SF - Subdividable

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Address:	5-7-9 Latti Farm Road, Millbury, MA
MBL:	14-29
Book/Page:	51915-75
Year Built:	Circa 1989
Construction Type:	Pre-cast concrete panel
Stories:	Single story w/ mezzanine office space
Land Area:	±37.86 acres 9.90 - 5 Latti Farm 27.96 - 7-9 Latti Farm
Gross Area:	±178,000 SF
Subdividable:	Area 1: ±71,000 SF Area 2: ±32,844 SF Area 3: ±27,600 SF
Condition:	Excellent
Zoning:	Industrial (I-2)
Use:	Industrial Warehouse
Parking:	Ample - on-site surface parking lot
Loading Docks:	±16 tailboard height loading docks, with levelers
Drive-In Doors:	Four (4), 16' drive-in doors
Ceiling Height:	24' to 28' (average height)
Column Spacing:	25' x 50'
Frontage:	600' on Latti Farm / 1,300' on Mass Turnpike
Highway Access:	Excellent – Route 20, Route 146 and Mass Turnpike (I-90)
Sprinklers:	Yes, wet system throughout
Utilities:	Municipal water and sewer electricity and natural gas
Power:	Ample, three-phase industrial power supply; Two (2) 3,000 AMP services
Real Estate Taxes:	\$0.71 per square foot
Offering Price:	\$5,950,000

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Aerial Photographs



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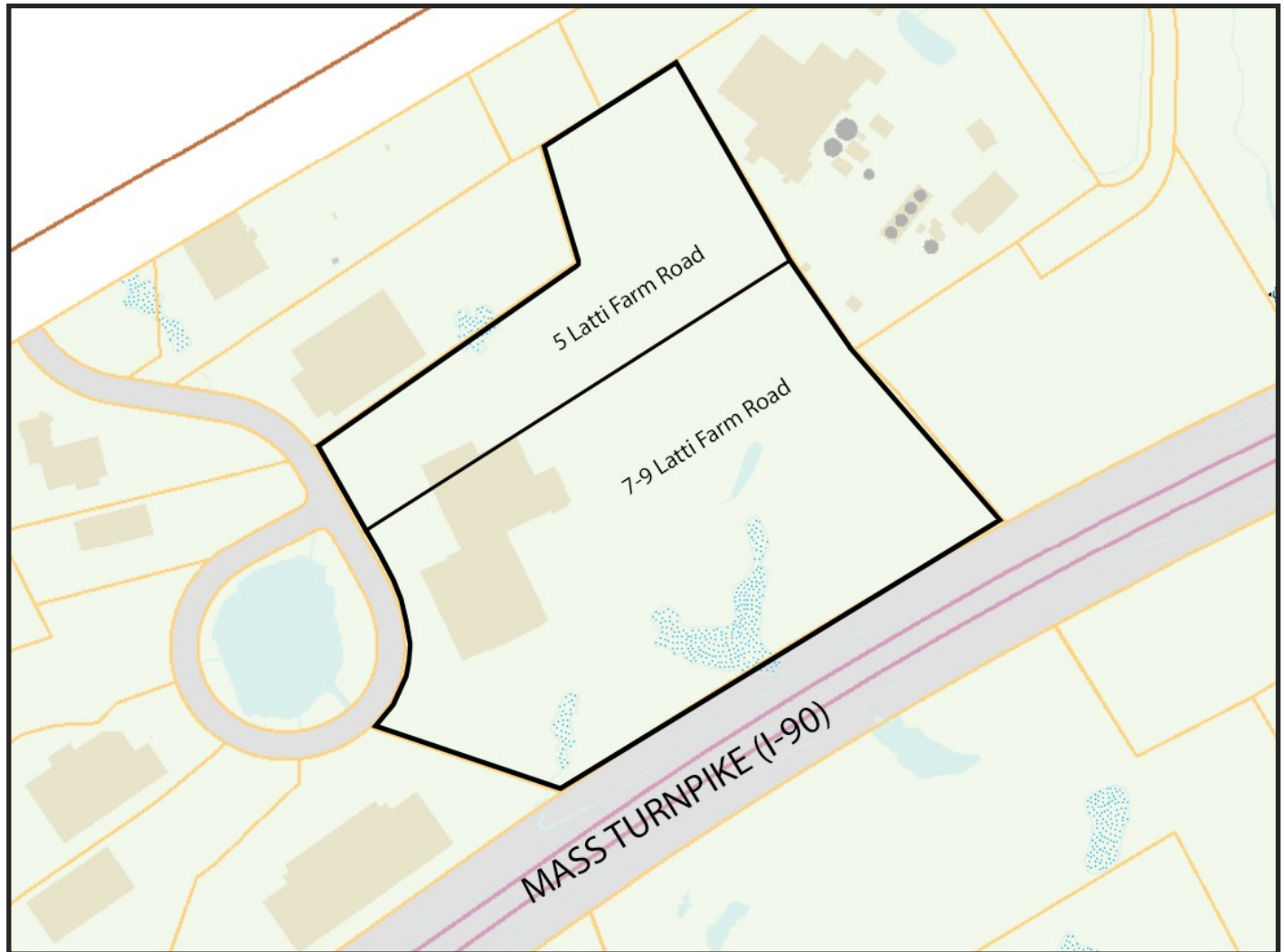


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Plot Plan



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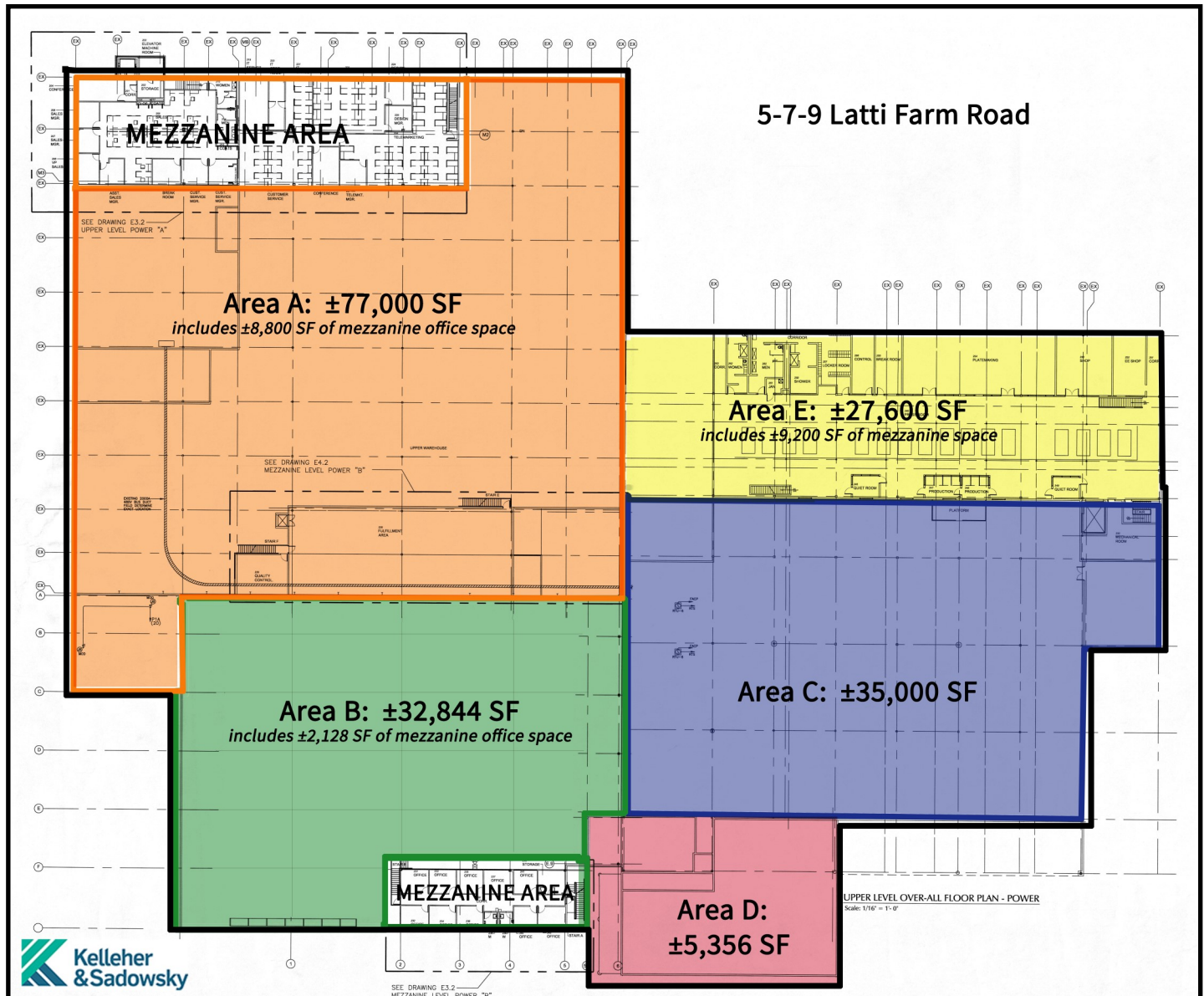


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Floor Plan



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