

Industrial Property For Lease

51 TECHNOLOGY PARK ROAD
STURBRIDGE, MA 01566

10,000 SF
3.5 ACRES



CONTACT

DAVID SKINNER
ADVISOR, FOUNDING PARTNER
david@prescottadvisory.com
617.999.0057

VIN CANNISTRARO
ADVISOR, CO-FOUNDER
vin@prescottadvisory.com
617.293.4553

PROPERTY DETAILS



Building Information

Building Size	10,000 SF
Available Space	2,500-10,000 SF
Ceiling Height	15-18.6 ft
Office Space	573 SF
Number of Floors	1
Year Built	2020
Column Space	47 ft x 24 ft
Construction Status	Existing

Utilities & Amenities

Heat	Gas unit heaters
Sprinklers	Wet system
Security System	Yes

Expenses

Taxes	\$1.56./SF
Insurance	\$0.52/SF
Water	\$1.50/SF
Snow Removal	\$0.40/SF
Landscaping	\$0.22/SF
Propane	Tenant 100%
Electric	Tenant 100%
Management Fee	3%

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial Park District
Lot Size	3.5 Acres
APN #	637-_0_2215_-_051
Power	800A 120/180V 3P4W

Parking & Transportation

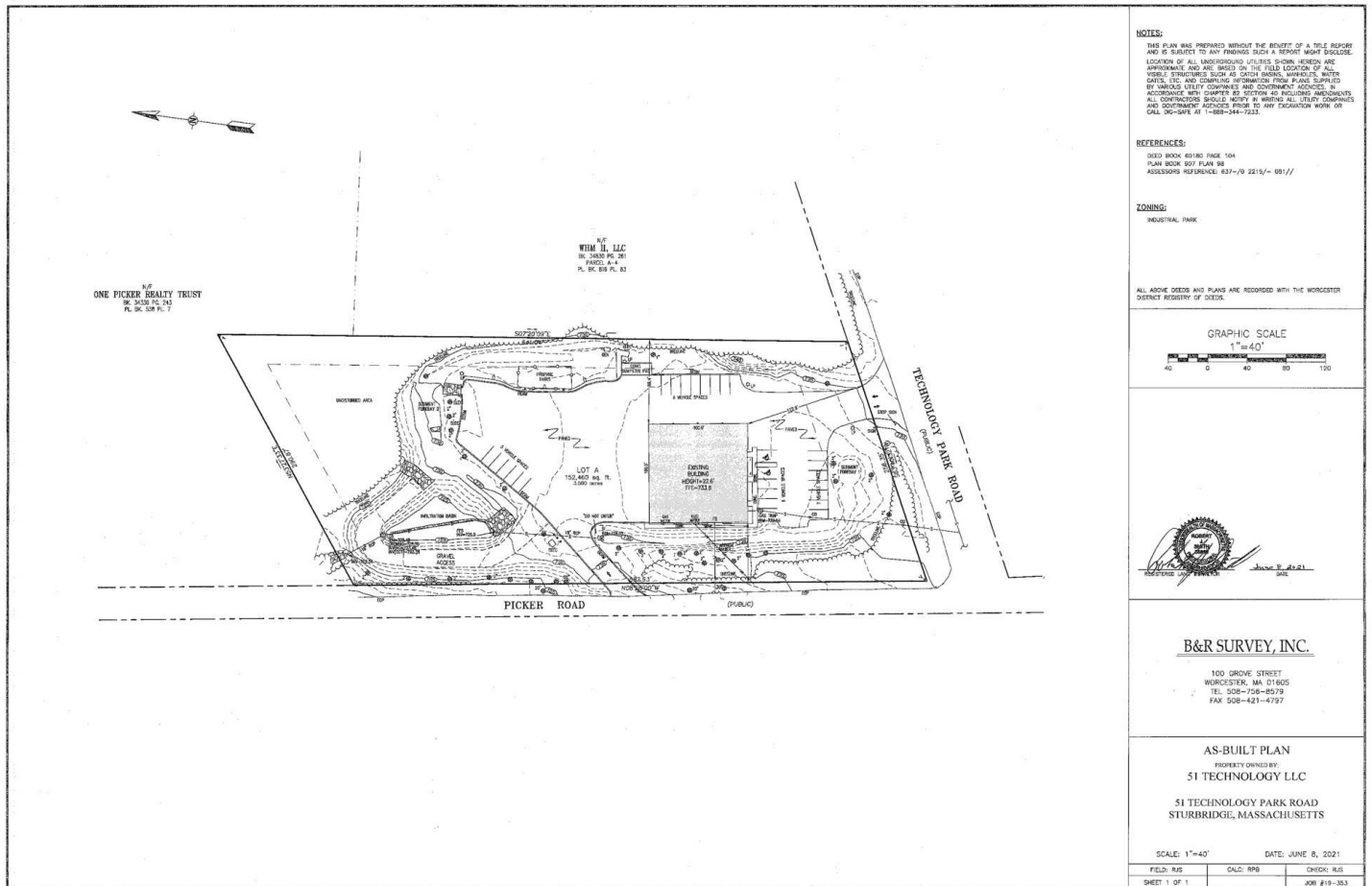
Parking Type	Surface
Number of Parking Spaces	20

Loading

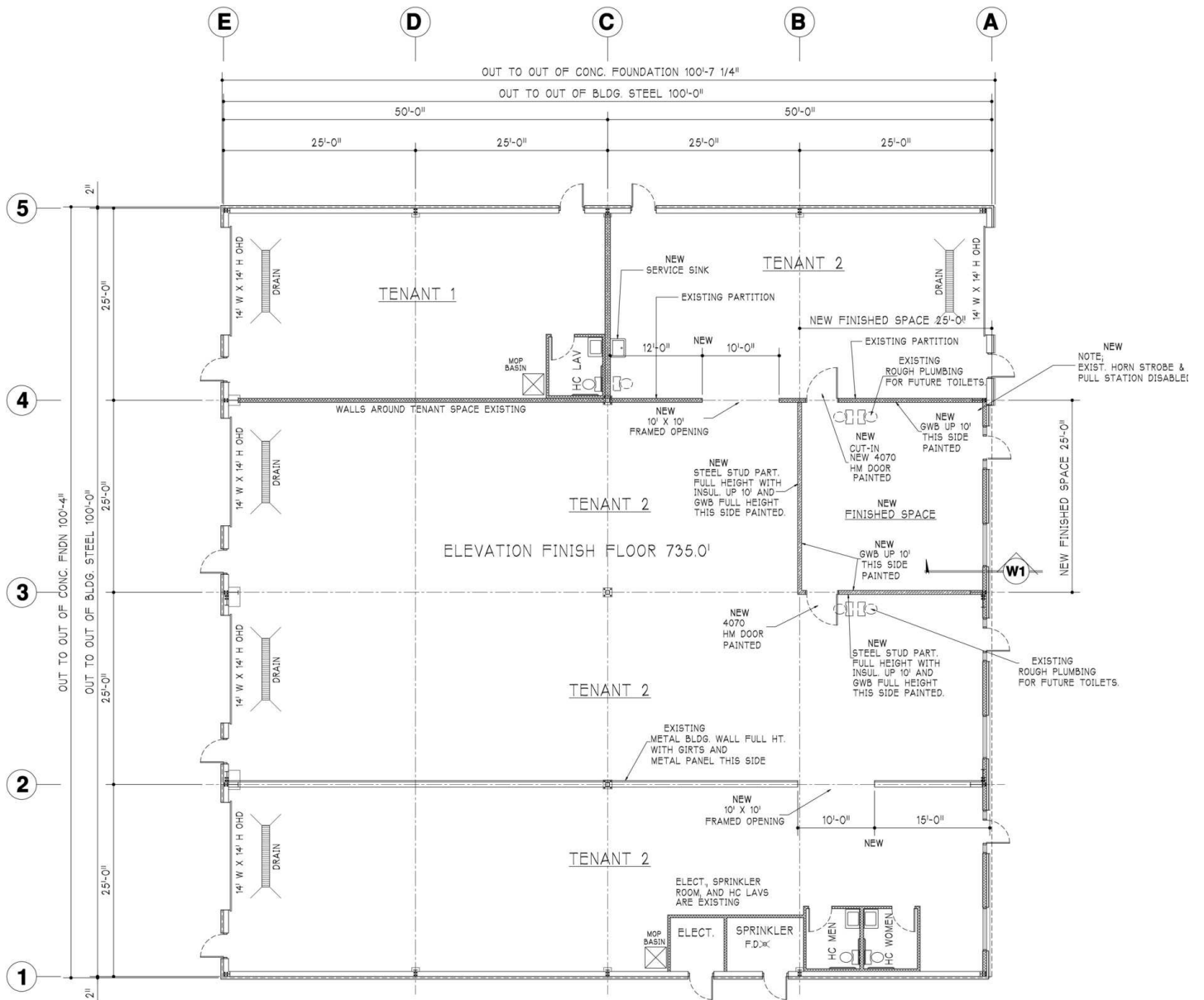
Drive-in Doors	Five; 14' x 12'
----------------	-----------------



SITE PLAN



FLOOR PLAN



FLOOR PLAN

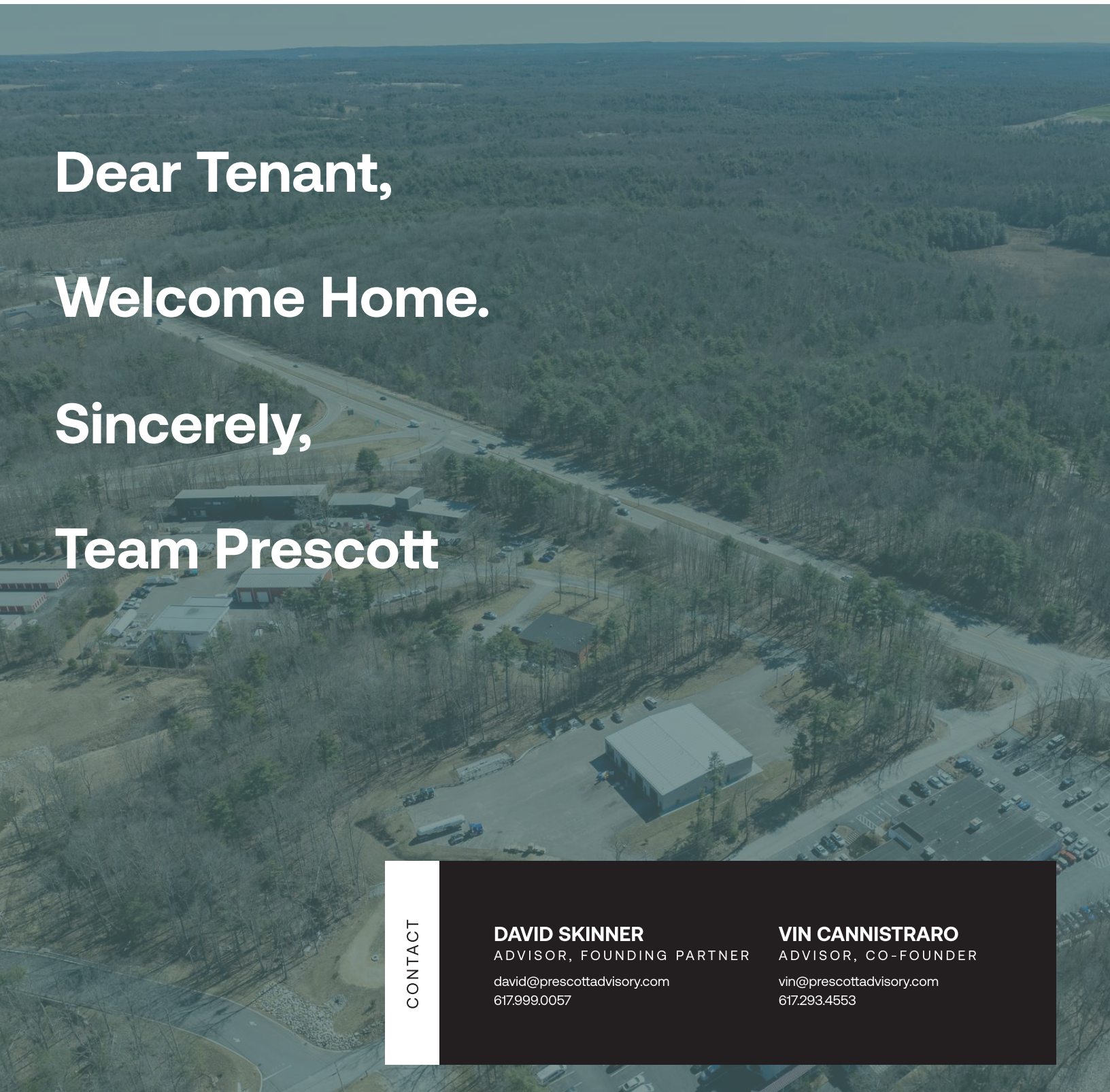
1/8" = 1'-0"

REGIONAL MAP



AMENITIES





**Dear Tenant,
Welcome Home.
Sincerely,
Team Prescott**

CONTACT

DAVID SKINNER
ADVISOR, FOUNDING PARTNER
david@prescottadvisory.com
617.999.0057

VIN CANNISTRARO
ADVISOR, CO-FOUNDER
vin@prescottadvisory.com
617.293.4553