

INDUSTRIAL/WAREHOUSE SPACE FOR SALE/LEASE

# 149 GREENWOOD STREET

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*Worcester, Massachusetts*



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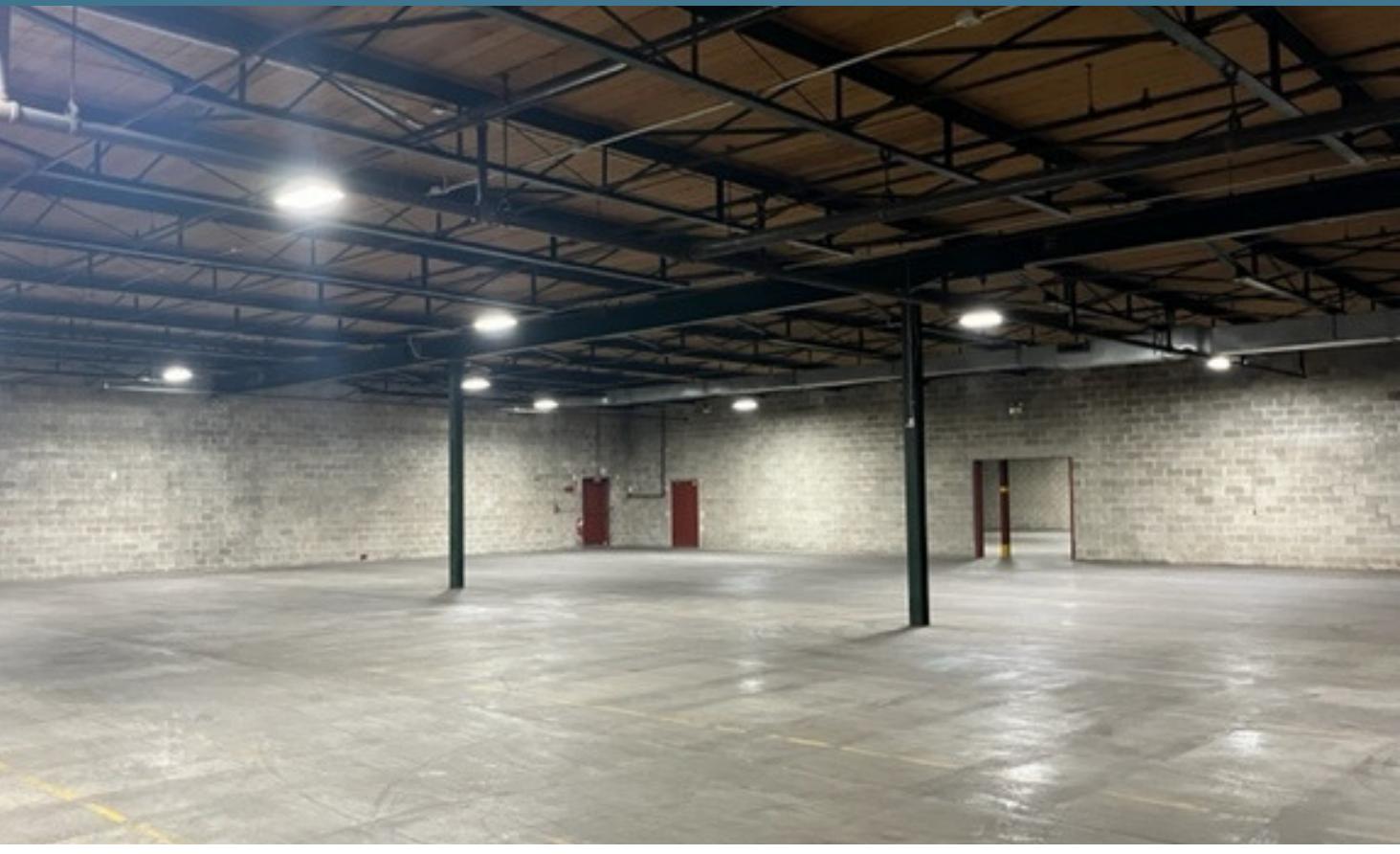
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## PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 149 Greenwood Street in Worcester. This clean industrial warehouse space has five (5) loading docks, including three (3) interior loading docks that service the space. There is approximately ±3,000 square feet of office space and the remainder is warehouse space. The building is concrete block and steel frame and was built in 1958. There is approximately ±2.47 acres of land that come with the building for additional outdoor yard space and ample parking. The premises is serviced by natural gas heat, wet sprinklers, and all public utilities.

## OFFERING SUMMARY

Building Size:	42,442 SF
Land Size:	±2.47 Acres
Zoning:	ML 0.5
Sprinklers:	Yes (wet system)
Ceiling Height:	14' - 16'
Roof:	Rubber Membrane
Loading:	5 loading docks 3 indoor loading docks
HVAC:	Natural Gas (forced hot air)
Highway Access:	Mass Pike (I-90) Route 146, I-290, I-495
Lease Rate:	\$7.95 SF/yr (NNN)
<b>Sale Price:</b>	<b>\$4,975,000</b>

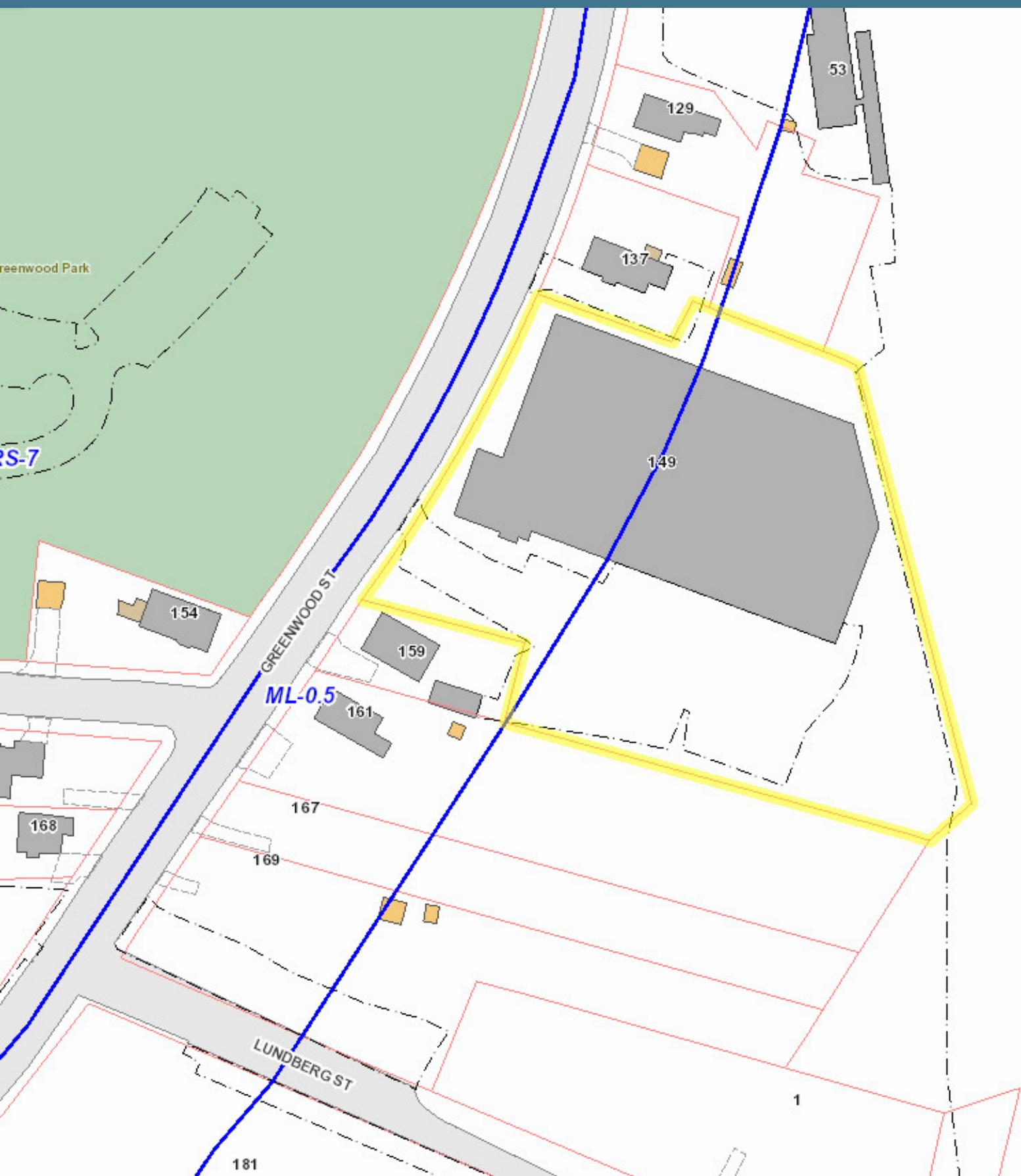
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[Additional Photos](#)



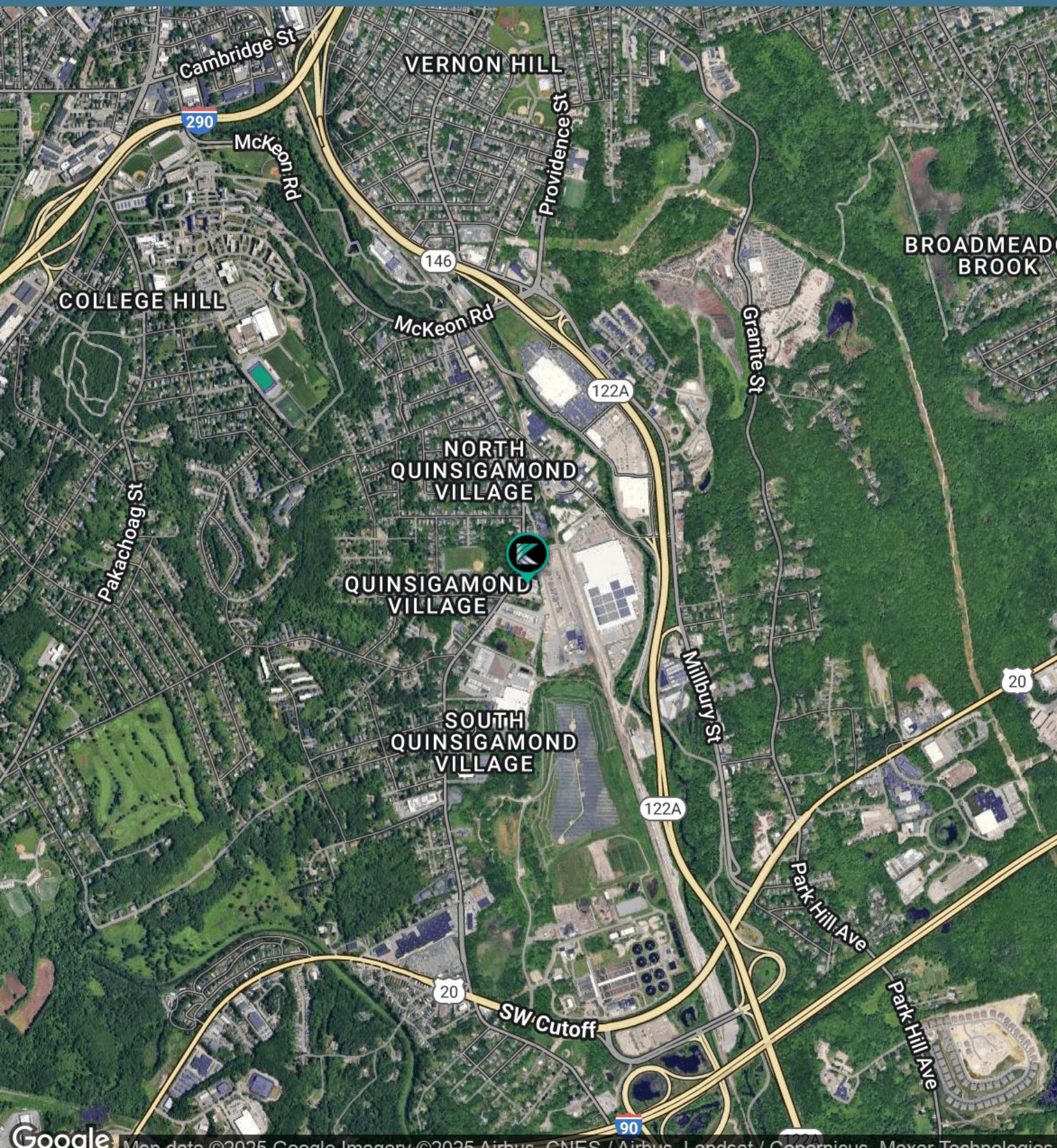
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Plot Plan



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Location Map



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