

232 ASH STREET

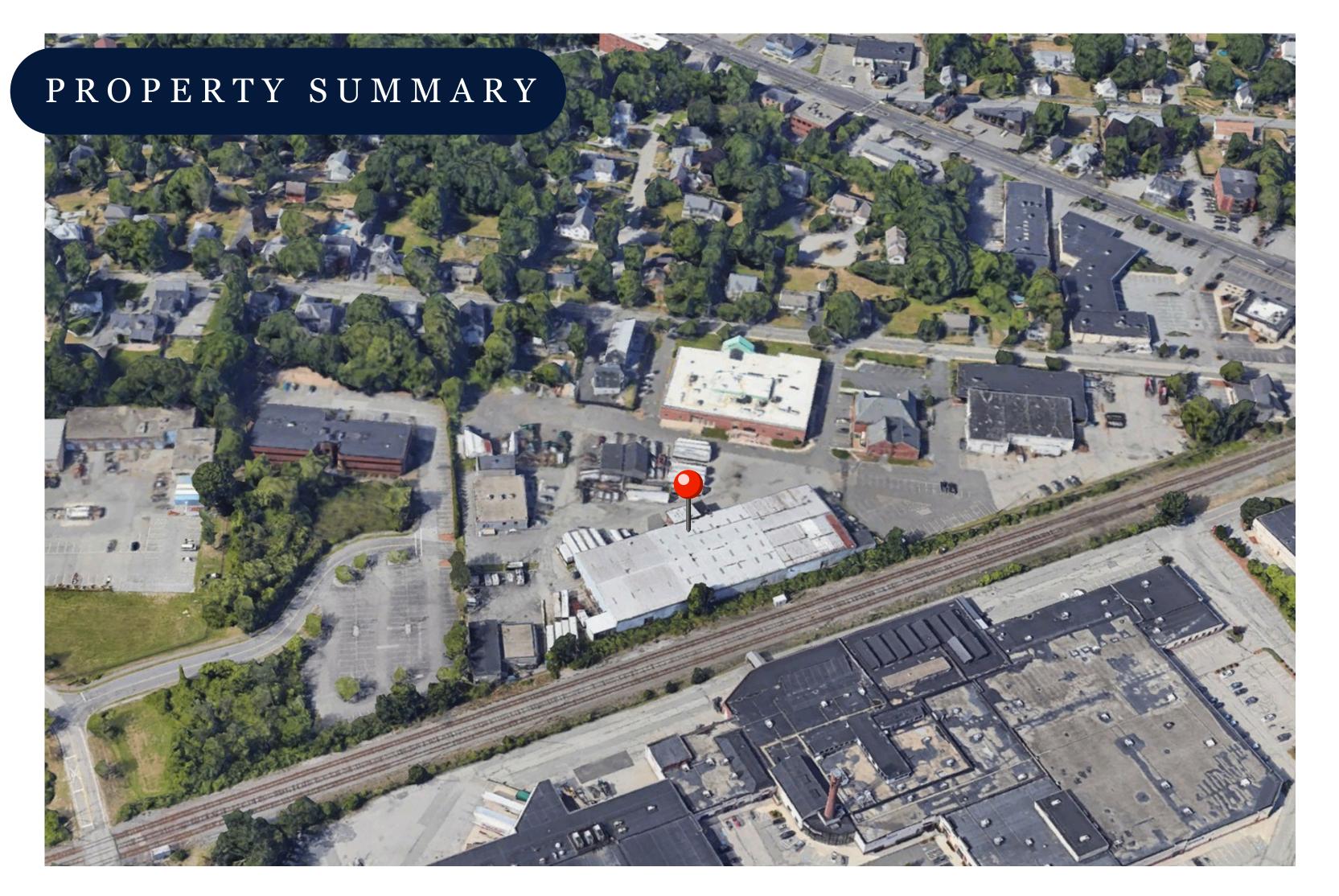
Virtus

Reading, MA 44,186 SQ FT on 2.49 Acres

- Industrial Building For Sale or Lease
- Nearby to the Reading Commuter Rail
- ½ mile to I-95/Route 128
- 12 miles north of Boston

Contact:

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<u>Virtus</u> is pleased to announce the exclusive offering of 232 Ash Street, a freestanding 44,186 square foot industrial building for sale or lease situated on 2.49 acres in the heart of Reading, Massachusetts.

Located just 12 miles north of downtown Boston and with immediate access to Route 128/I-95, this property represents one of the most compelling industrial ownership opportunities in the North 128 corridor in recent years.

232 Ash St, Reading, MA — Property Overview

- Constructed in 1965, 232 Ash Street delivers the functional attributes that today's industrial users and investors demand:
- ~44,186 Square Foot Industrial Building
- Clear heights ranging from 24' to 26'
- (10) dock-high doors + (4) drive-in doors
- 50+ parking spaces
- Heavy three-phase power and wet sprinkler system
- Ample on-site parking and outdoor storage/yard area
- 2.49 acres zoned Industrial (I) with potential Gateway Smart Growth Overlay eligibility, supporting owner-user, value-add or redevelopment.