



# 232 ASH STREET

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

 **Virtus**

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## PROPERTY SUMMARY



**Virtus** 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.