

# FOR LEASE



## 29 GILMORE DRIVE

SUTTON, MA 01590



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

**PAUL MATT**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Zoning:	Industrial (I)
Construction:	2001 (Original) 2022 (available space)
Roof:	Metal
Ceiling Height:	27' to 31'
Column Spacing:	24' x 65'
Construction:	Steel
Foundation:	Poured Concrete Slab
Sprinkler:	Wet System
Loading:	<ul style="list-style-type: none"><li>• Four (4) Docks (5' x 10')</li><li>• One (1) Drive-in (14' x 12' w/ option to install second drive-in)</li></ul>
Heat:	Seven (7) gas fired ceiling mounted units
Power:	120/208 Volt
Utilities:	Public Water, Sewer, and gas
R.E. Taxes:	\$0.60/RSF (±)

### PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to offer a newly constructed 30,000 square foot Industrial / Warehouse building at 29 Gilmore Drive in Sutton, MA for lease. The building boasts 27' to 31' clear height, 24' by 65' column spacing, 4 docks with levelers, and a drive-in. 29 Gilmore Drive is ideally located in the South Sutton Industrial Park providing immediate access to Route 146 and access to the Mass Pike (I-90) in under 10 minutes. Travel time to downtown Worcester is 16 minutes North and Providence, RI is 35 minutes South. The Landlord is on-site occupying 60,000 square feet in the front of the building. Please call us today to schedule a tour.



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## INTERIOR BUILDING PHOTOS



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## EXTERIOR BUILDING PHOTOS



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## EXTERIOR REAR OF BUILDING



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## PROXIMITY TO ROUTE 146



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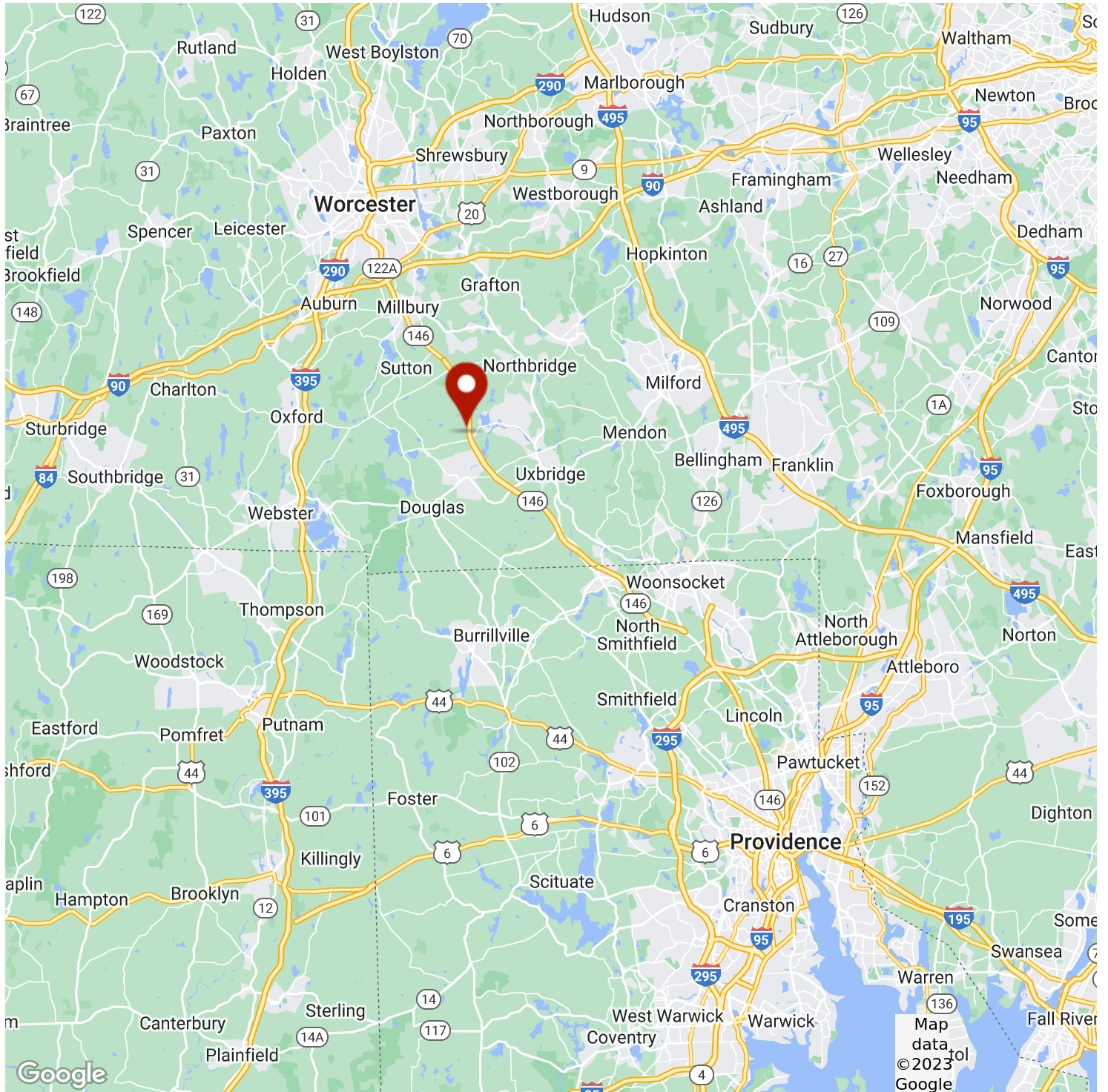
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# LOCATION MAP



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