

INDUSTRIAL PROPERTY FOR SALE

# 3 SILVER FOX DRIVE

*Millbury, Massachusetts*



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## PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates is pleased to present a very well maintained industrial property located on Silver Fox Drive in Millbury. The property is offered for sale and includes a  $\pm 17,120$  square foot industrial warehouse and repair facility located at 3 Silver Fox Drive, along with additional industrial-zoned parcels at 1, 2, and 4 Silver Fox Drive. Spanning approximately 48.35 acres, the property offers further development potential, as detailed in the included plans.

The existing building features five garage bays, more than  $\pm 14,000$  square feet of warehouse space, and approximately  $\pm 2,880$  square feet of office space. Conveniently located off Riverlin Street, the property provides easy access to Routes 20, 122, 122A, 146 & the Massachusetts Turnpike (I-90), providing exceptional connectivity to central Massachusetts' major highways. Currently, Fox Bus Lines occupies  $\pm 11,400$  square feet of space in the building, while Alpha Net Solutions leases approximately 2,700 square feet, along with a portion of the building that is owner occupied. The current in-place income is approximately \$150,000 per annum, modified gross, and the leases provide for termination rights in the event of a buyer/end user sale.

Notable lease provisions include: the lease with Fox Bus Lines runs through November 30, 2029, with five, one-year options to renew. Landlord and Tenant (Fox Bus Lines) maintain reciprocal lease termination rights, with a termination penalty equal to twelve (12) months of base rent required under the lease, unless Tenant's termination is due to a "loss of contract" clause with the Massachusetts Port Authority, whereby there is no termination penalty. The Alpha Net Solutions lease is set to expire on April 30, 2025.

- 1 Silver Fox Drive:  $\pm 1.53$  acres
- 2 Silver Fox Drive:  $\pm 1.69$  acres
- 3 Silver Fox Drive:  $\pm 43.44$  acres
- 4 Silver Fox Drive:  $\pm 1.69$  acres

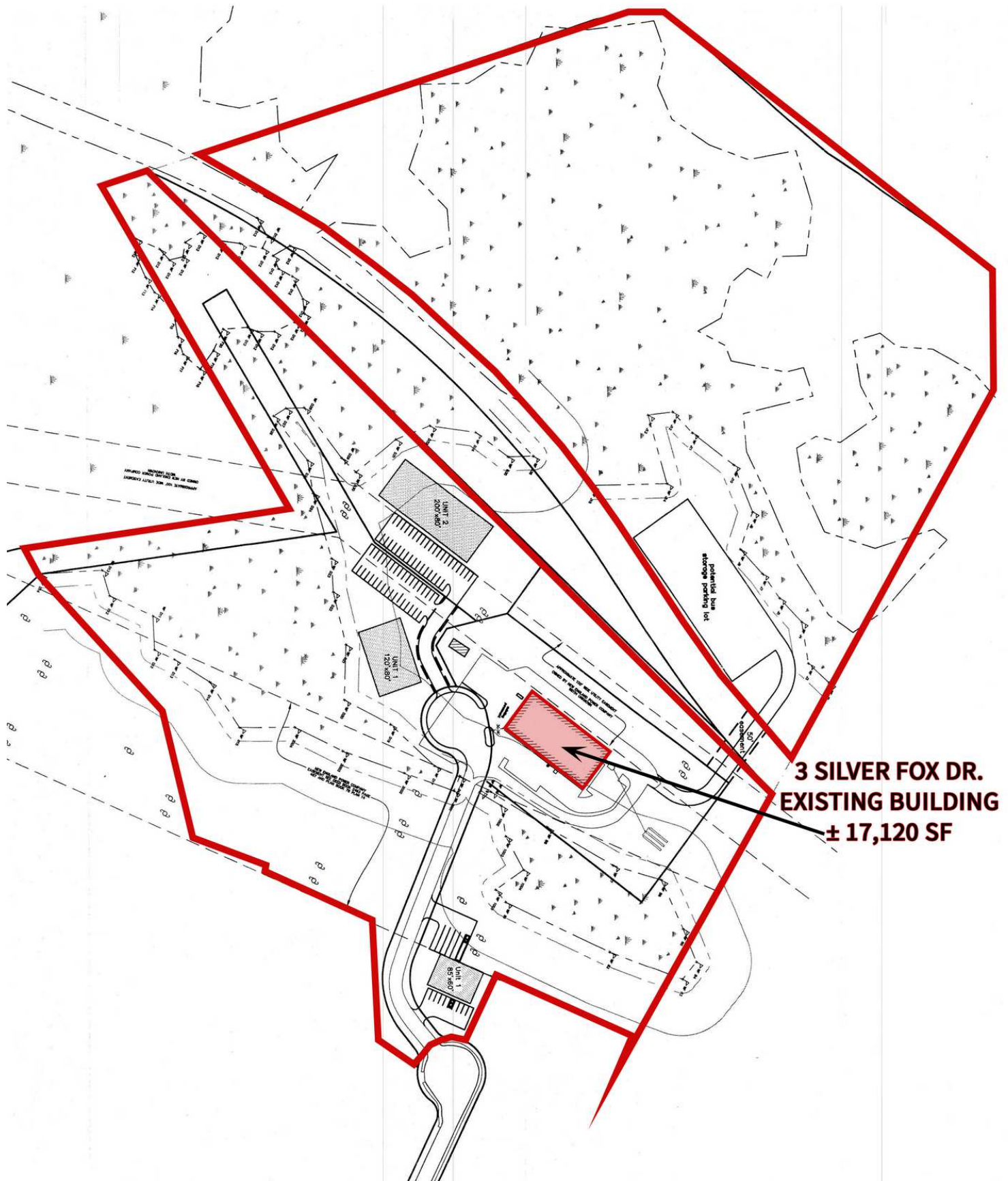
The property has additional development potential, with an estimated  $\pm 8.24$  of building "excess land area", as well as significant outside storage capabilities. The property offers an on-site fueling station, with a 10,000 gallon above ground diesel fuel tank, housed in a wood enclosure.

## OFFERING SUMMARY

Building Size:	$\pm 17,120$ SF (includes $\pm 2,880$ SF mezzanine office area)
Year Built:	1991
Land Area:	$\pm 48$ acres
Zoning:	Industrial (I)
Building Description:	Single-story with mezzanine, steel frame, metal panel industrial building
Utilities:	Private well & septic
Power:	600AMP; three-phase power
HVAC:	Central AC via electric (office area);
Ceiling Height:	20' - 22' (on center)
Roof:	Gable: metal pane
Loading:	Five (5) Drive-in Doors (14')
Offering Price:	\$3,500,000







**3 SILVER FOX DR.  
EXISTING BUILDING  
± 17,120 SF**

# FOR SALE • 3 SILVER FOX DRIVE

Location Map

