

FLEX SPACE FOR LEASE

234 BROOKS ST

Worcester, MA 01606



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 234 Brooks Street as available for lease. This 6,400 square foot building offers exceptional visibility with prominent signage directly on Brooks Street. The property boasts convenient access to major highways, located just minutes from I-190 and I-290.

With its versatile layout, the building is well-suited for a variety of uses including industrial, office, or flex users within the MG-0.5 zoning district. Its location and accessibility make it an ideal opportunity for companies seeking a functional and highly visible Worcester address.

Call us today to schedule a tour!

OFFERING SUMMARY

Building size:	20,040 SF
Space Size:	6,400 +/- SF
Clear Height:	12-14 FT
Power:	3p 200a
Loading:	One double door (can be converted to drive-in door)
Asking Rate:	\$7.75/SF NNN
Water:	Public
Sewer:	Public
Available:	Immediately

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	907	4,528
Total Population	279	2,164	10,780
Average HH Income	\$123,526	\$117,528	\$116,886



