

NAI Glickman Kovago & Jacobs



35,000 SF SALE LEASEBACK
**2 OLD WORCESTER RD
WEBSTER | MA**

OFFERING SUMMARY



- Tenant: Zmetra Clear Span Structures, a third-generation, family-owned provider of clear span buildings, tents, and temporary/industrial structures, since 1955.
- Specialties: Design, supply, and installation of semi-permanent and permanent clear span structures
- Offers a wide range of tent solutions for both event and industrial applications to clientele nationwide
- Headquarters: Webster, Massachusetts, with a southern location in Sebring, Florida
- Product offerings include:
 - Clear span structures
 - Multi-story tents
 - Frame tents
 - Industrial structures
 - Accessories such as flooring, lighting, and furniture
- Focusing on custom solutions and quality workmanship, Zemtra provides complete project support from concept and design through installation and teardown
- Diverse markets served including:
 - Corporate events
 - Fairs and festivals
 - Weddings
 - Disaster relief
 - Warehousing and industrial uses

Asking Price: Negotiable

SITE INFORMATION:

Building Size:	35,000 SF
Year Built:	1988
Clear Height:	20-35'
Outdoor Storage:	+/- 1 AC
Drive in Bays:	5
Loading Docks:	5

PROPOSED LEASEBACK:

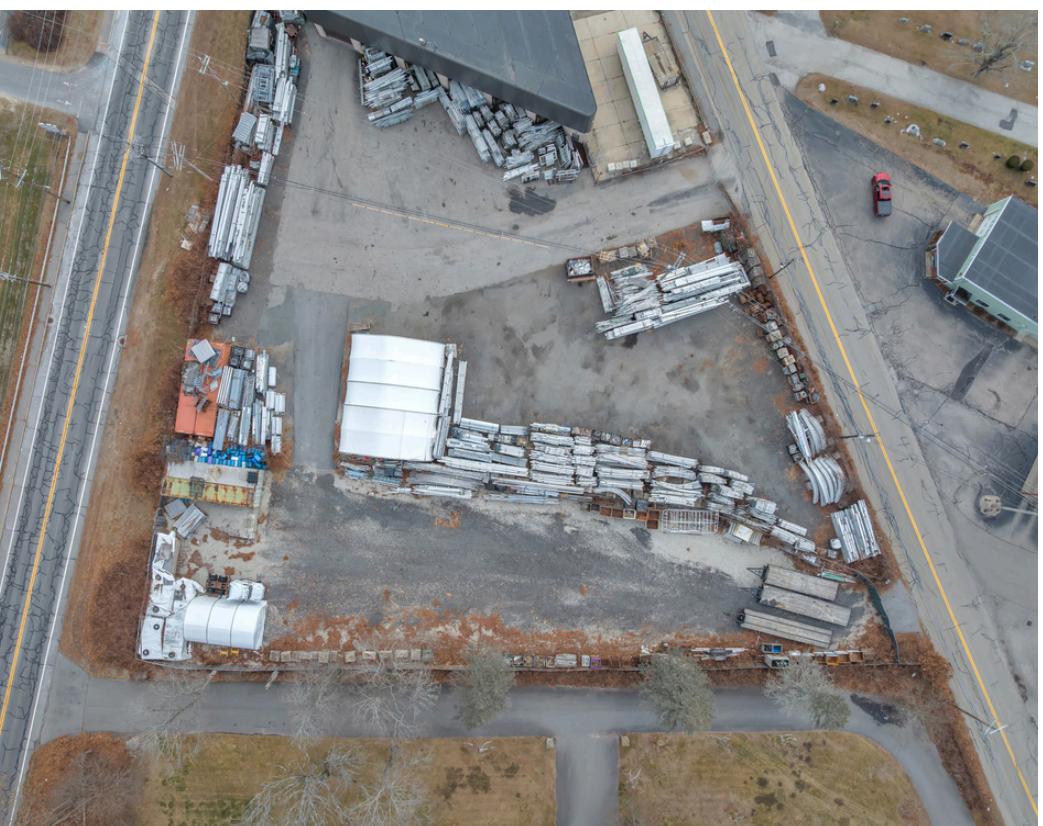
Tenant:	Zmetra Clear Span
Term:	5 years
Rent:	\$360,000/yr
Annual Escalations:	3%
Option:	1-5 year

AERIAL

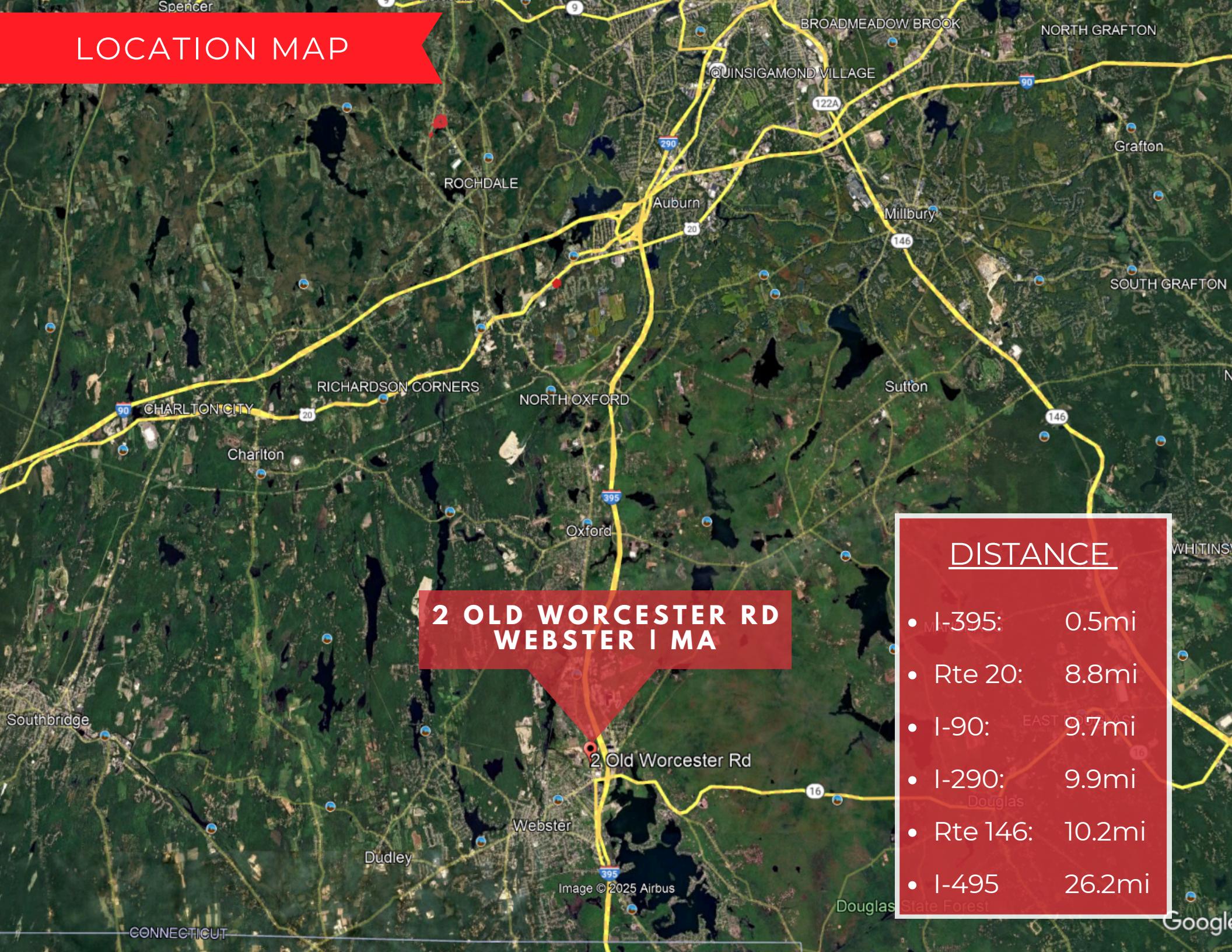
2 OLD WORCESTER RD
WEBSTER | MA



PHOTOS



LOCATION MAP



ANALYSIS EXCLUSIVELY BY:

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA
508.753.9100
www.glickmankovago.com

MICHAEL C. JACOBS
Managing Principal
774-230-3448
mjacobs@nai-gkj.com



CODY MINER
Vice President
508-389-3769
cminer@nai-gkj.com



JONAH GLICKMAN
Vice President
508-868-3765
jdglickman@nai-gkj.com



JOEY POWERS
Associate Broker
774-823-0808
jpowers@nai-gkj.com



NAI Glickman Kovago & Jacobs



BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

© 2025. All rights reserved.