



**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  
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# PHOTOS





# LOCATION MAP

**2 OLD WORCESTER RD  
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## DISTANCE

- I-395: 0.5mi
- Rte 20: 8.8mi
- I-90: 9.7mi
- I-290: 9.9mi
- Rte 146: 10.2mi
- I-495: 26.2mi

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Google



ANALYSIS EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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