



35-37 Chase Avenue

Portfolio of 2 Properties for Sale



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35-37 Chase Avenue

\$8,500,000

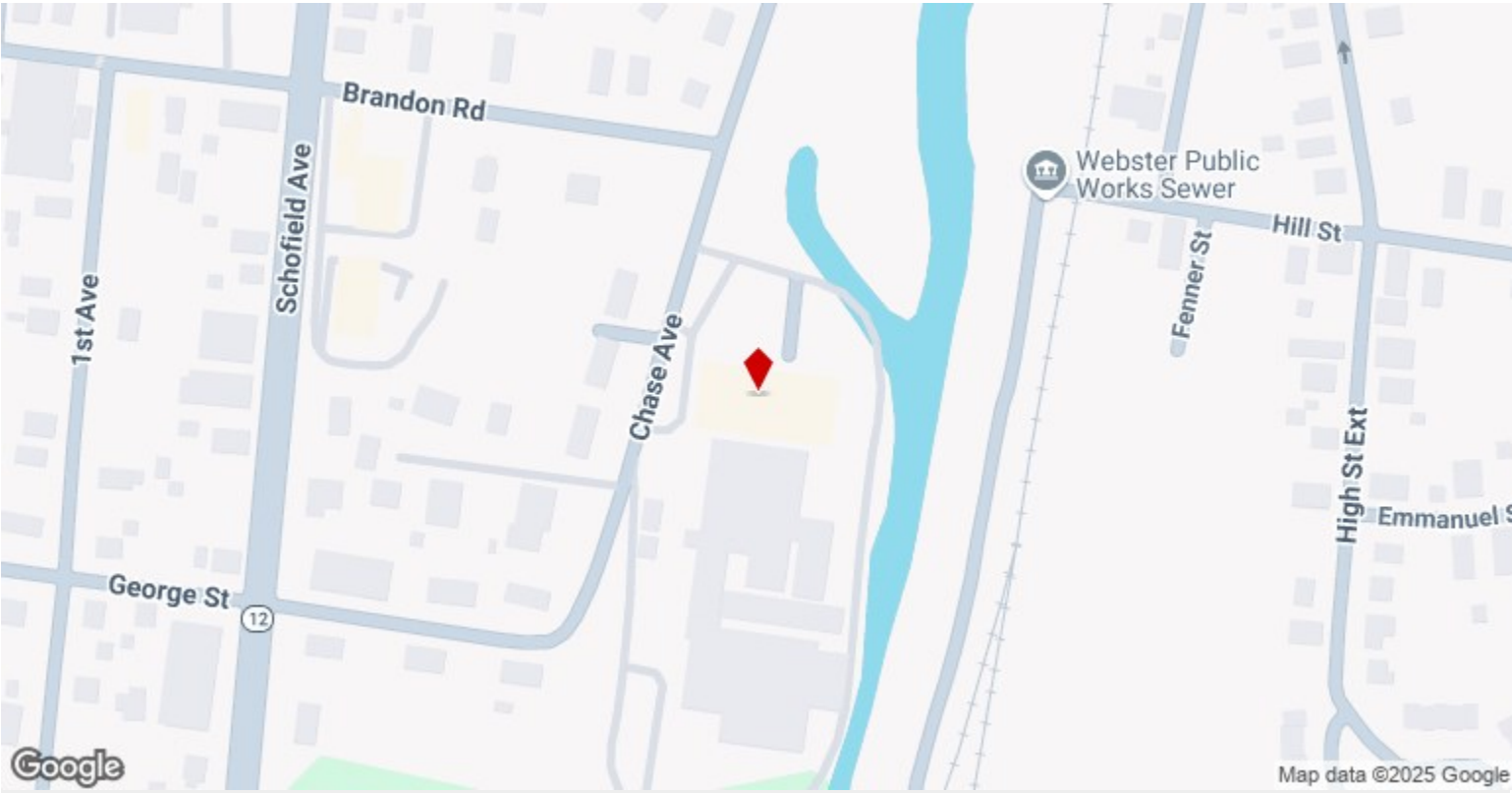
35-37 Chase Avenue, Dudley, Massachusetts, delivers...

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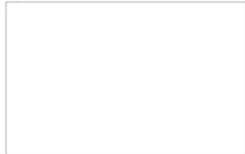
- 35-37 Chase Avenue offers nearly 113,500 SF of industrial and retail space across a multi-building campus near Main Street and the Webster town line.
- Equipped with 2,000-amp, 480-volt, 3-phase power, municipal water/sewer, natural gas, and wet sprinklers to meet all modern industrial needs.
- Includes a large mill building with an attached two-story warehouse facility, an operational retail cannabis dispensary, and office building.
- Excellent operational capacity with eight tailboard-height loading docks, two drive-in doors, and 4 acres of industrial outdoor storage (IOS).
- Retail renovated in 2020, with expansive interiors, high ceilings, and continuous window lines for abundant natural light during working hours.
- Prime location less than 10 minutes from Interstate 395 and 15 minutes from Interstate 90, with access to 11,000+ skilled workers in a 10-mile radius.



Price:	\$8,500,000
Price / SF:	\$74.94 / SF
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	113,418 SF



35-37 Chase Avenue

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 35-37 Chase Ave, Dudley, MA	Retail	21,278		
 35 Chase Ave Bldg 1, Dudley, MA	Industrial	92,140		

Property Photos



Ample Loading and Storage Areas with Direct Facility Access



Historic Property Enhanced with Modern Utilities and Site Improvements

Property Photos



4 Acres of Outdoor Storage with Flexible Yard Configurations



Retail Space, Dispensary Lobby

Property Photos



Property Photos



Property Photos



Versatile Warehouse Space Attached to Dispensary



First-Floor Warehouse Attached to Mill

Property Photos



Property Photos



Mill Building Second Floor

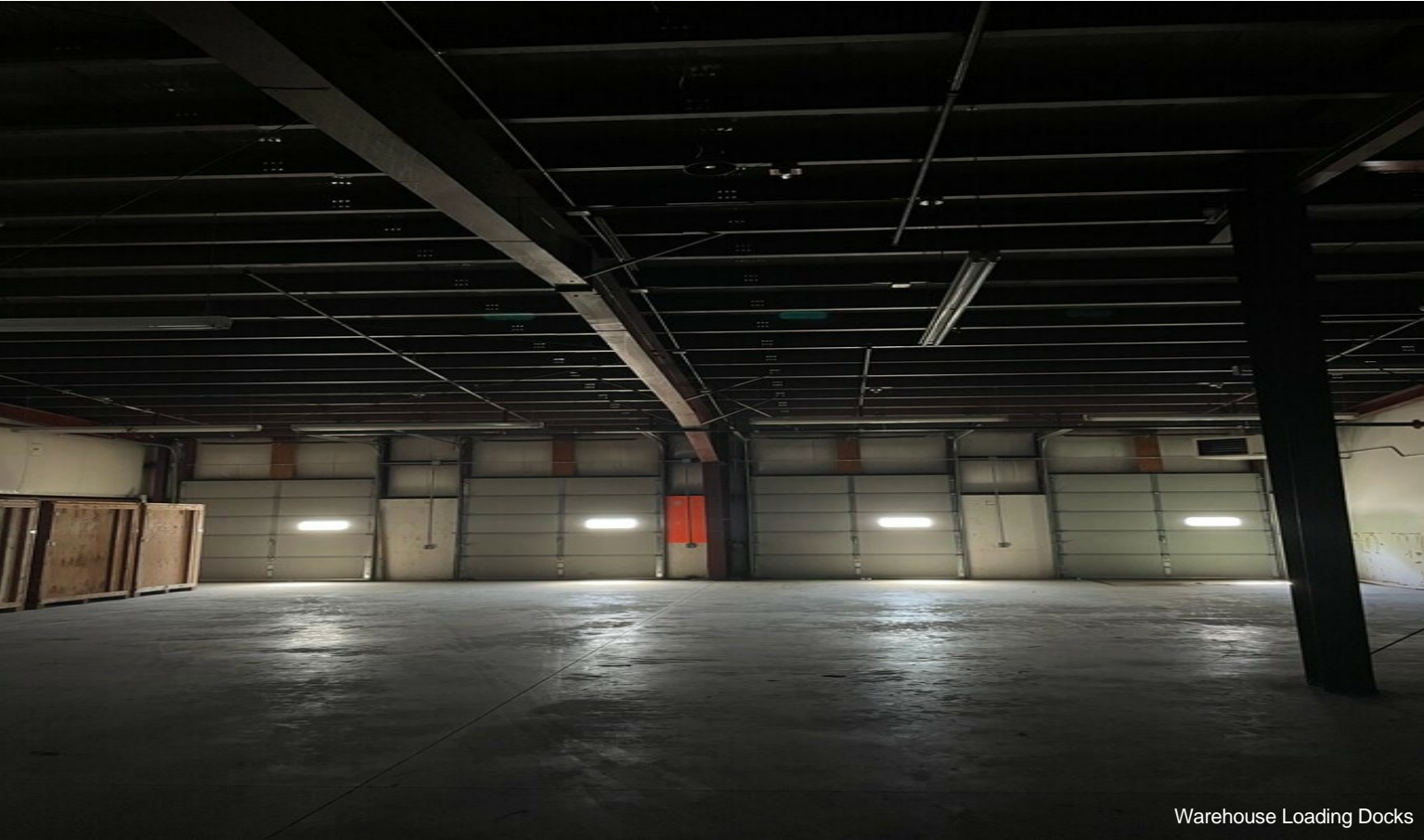


Mill Building Third Floor

Property Photos



Mill Building Fourth Floor



Warehouse Loading Docks

Property Photos



Warehouse Equipment



Rollup Doors

Property Photos



Property Photos



Flexible Manufacturing and Warehouse Operations

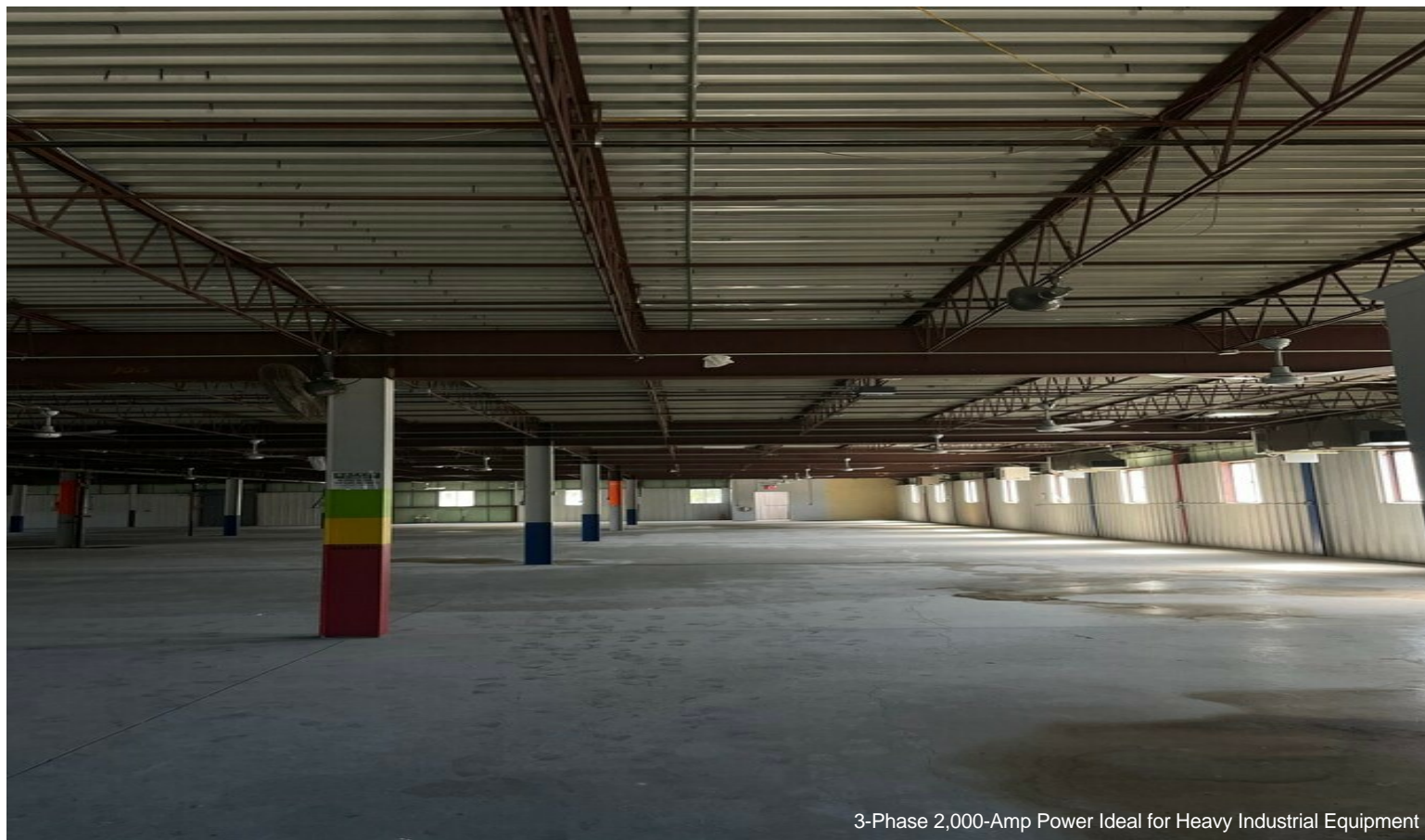


Natural Light Streams Through Continuous Window Lines

Property Photos

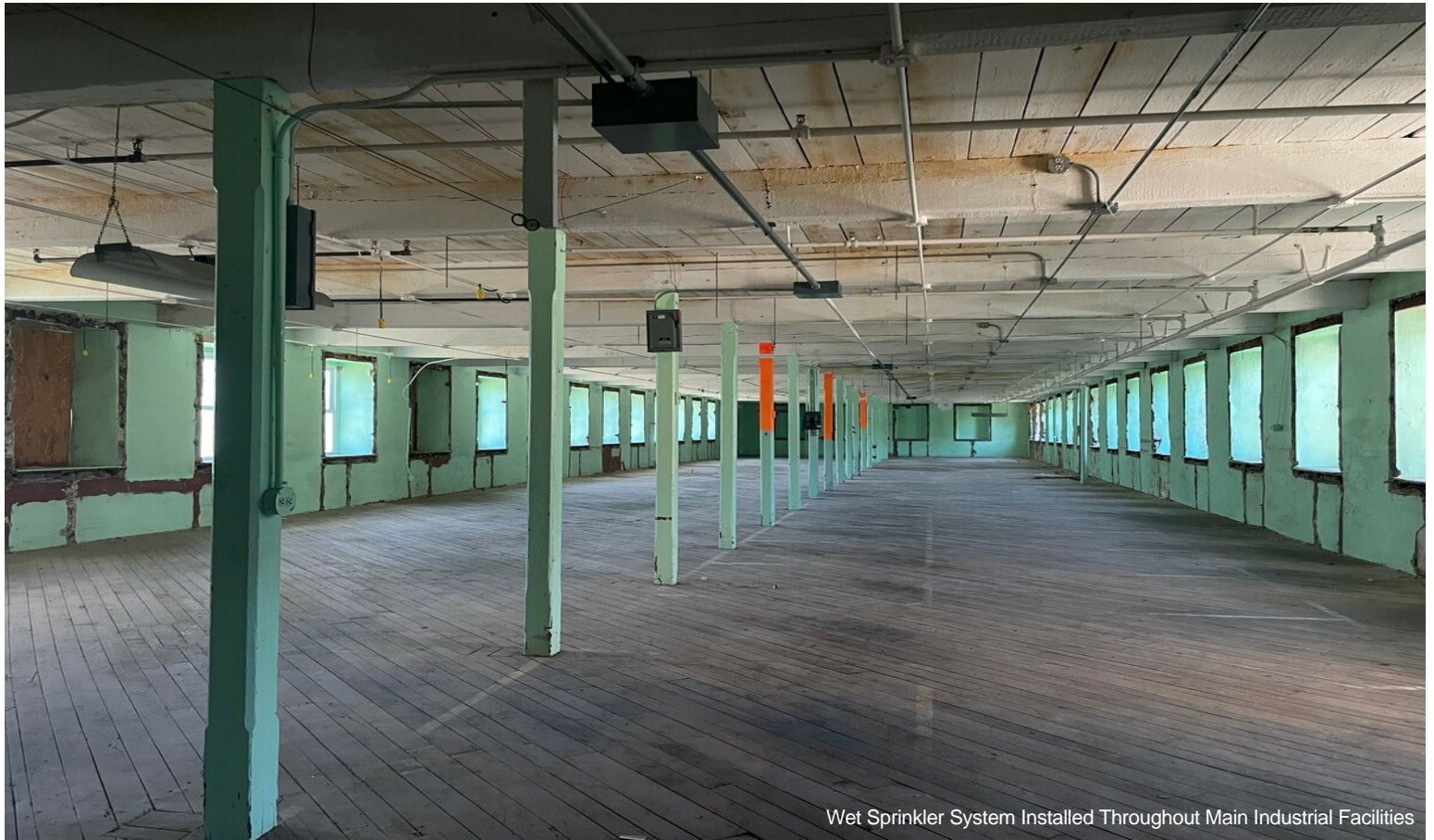


Strategic Location Within Dudley's Growing Industrial Business Corridor



3-Phase 2,000-Amp Power Ideal for Heavy Industrial Equipment

Property Photos

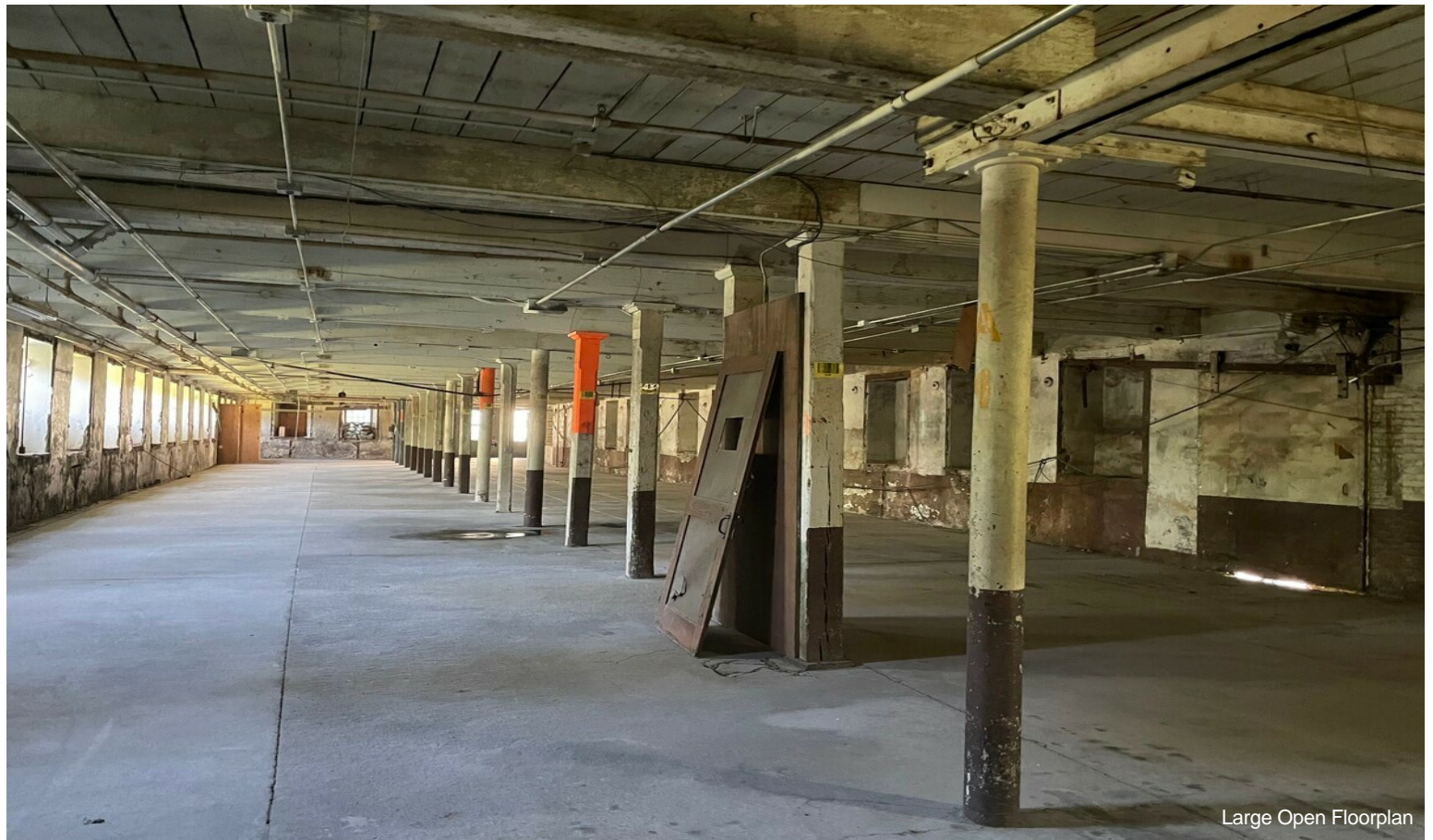


Wet Sprinkler System Installed Throughout Main Industrial Facilities



Historic Property Enhanced with Modern Utilities and Site Improvements

Property Photos

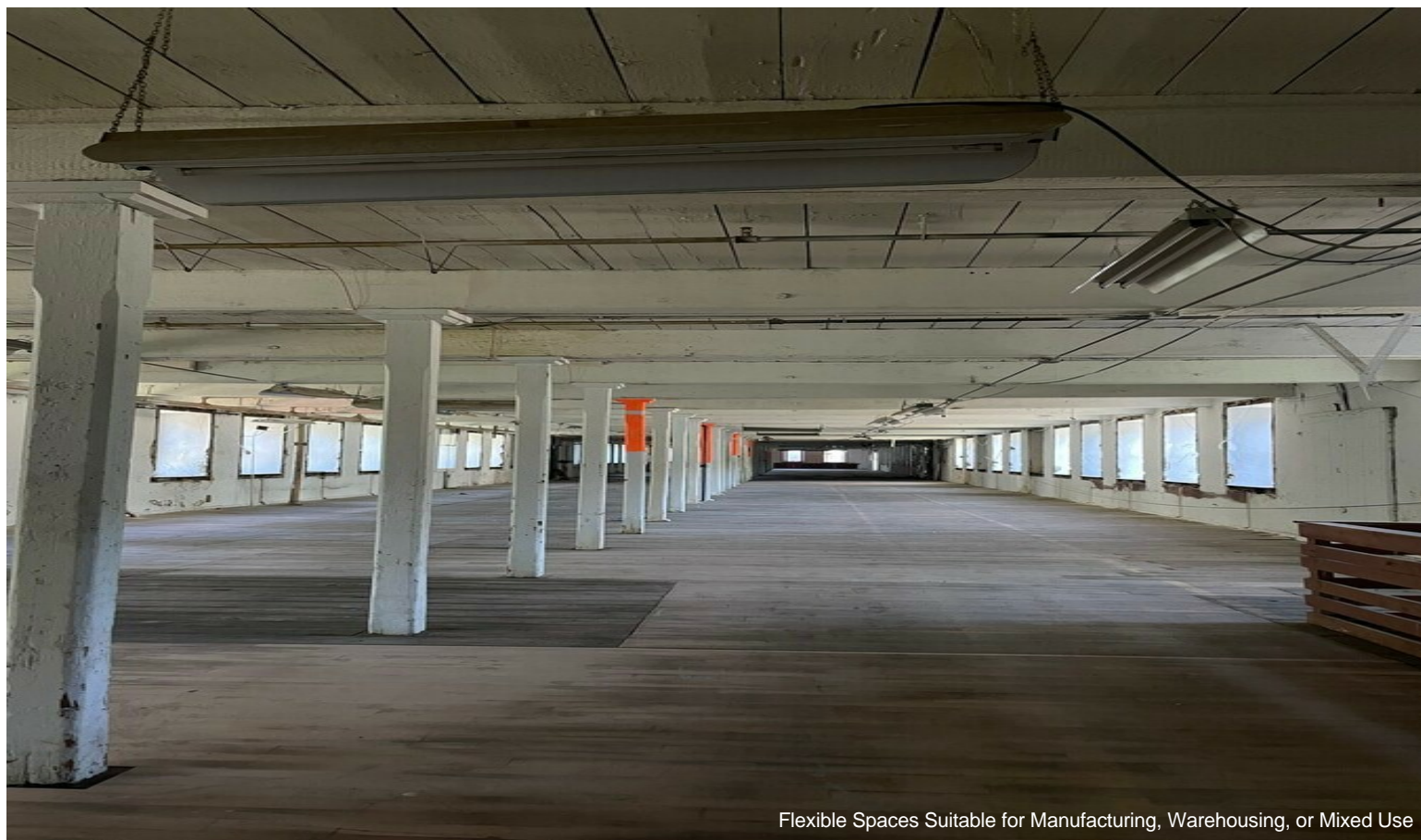


Large Open Floorplan



Rare Opportunity in Central Massachusetts Industrial Market

Property Photos



Flexible Spaces Suitable for Manufacturing, Warehousing, or Mixed Use



Strategic Location Within Dudley's Growing Industrial Business Corridor