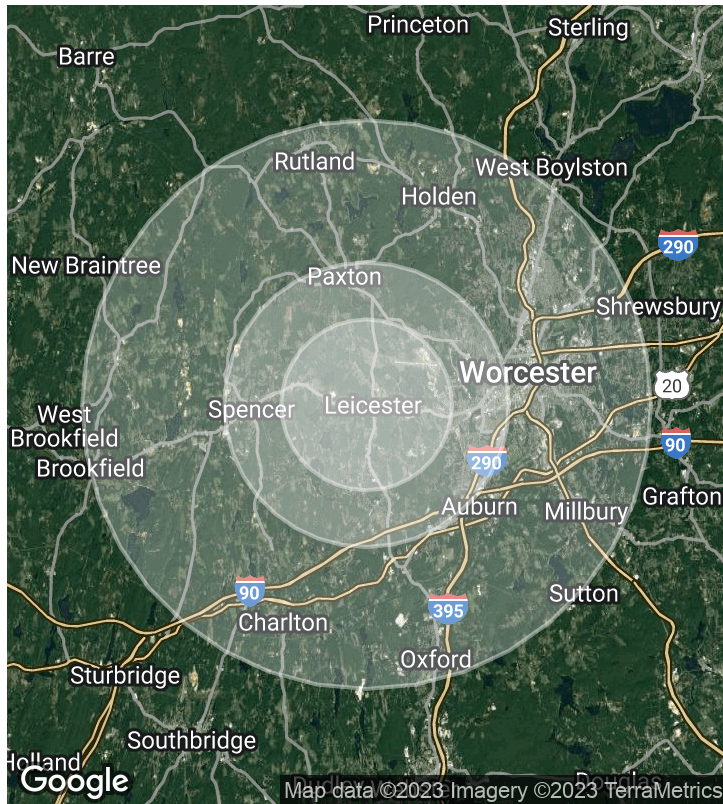




GREATER WORCESTER
RETAIL / OFFICE / WAREHOUSE
RT 9, LEICESTER

FOR LEASE



PROPERTY DESCRIPTION

****IMPORTANT-Confidential Offering**** Operating business in place. Please DO NOT visit property or engage with employees. Tours by appointment during non-business hours. Versatile and flexible, well positioned site on Route 9 approximately 2.25± miles from the Worcester Line. The 2.16 Acre ± site is improved by a 25,839 sq building comprising retail/showroom/ office, distribution/ warehouse with (4) docks and (5) Drive In Doors. Sub dividable. Unit Mix- 8,800 ± sq ft Showroom/ Office/ Retail, 5,300 ± sq ft Warehouse, 5,747 sq. ft. Warehouse partially below grade, 4,742 ± Sq Ft Warehouse/ Storage walk-up.

OFFERING SUMMARY

Lease Price:	\$7.20/ sf NNN
Number of Units:	Sub dividable
Lot Size:	2.16 Acre
Building Size:	25,839 SF ±

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,591	34,686	131,106
Total Population	14,395	84,789	314,891
Average HH Income	\$93,867	\$79,933	\$79,889



rubriccre.com

TODD LORNELL

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No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

ADDITIONAL PHOTOS | 2

