

FOR LEASE
7,056 SF

48-52 Worcester Road, Sterling, MA



FIELDSTONE
Commercial Properties Inc.



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Building Overview

48-52 Worcester Road is flex property that offers prospective tenants a mix of features that are attractive for a local business with multiple needs in their real estate requirements. The building offers multiple units available for lease, ranging from a small endcap office unit to a contiguous warehousing and office unit that connects to a loading platform. It's frontage on Route 12 gives any tenant visibility from daily traffic in addition to being geographically positioned in the middle of the Worcester and Route 2 markets.

Property Key Features

Year Built: 1992

Building Size: 16,394 SF

Zoning: C

Land: 2.40 acres

Clear Height: 12'

Docks: 3 tailboard docks,
on a loading platform

Water & Sewer: Town
Water & Septic

Heat Source: Propane

Parking: 20+/-

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

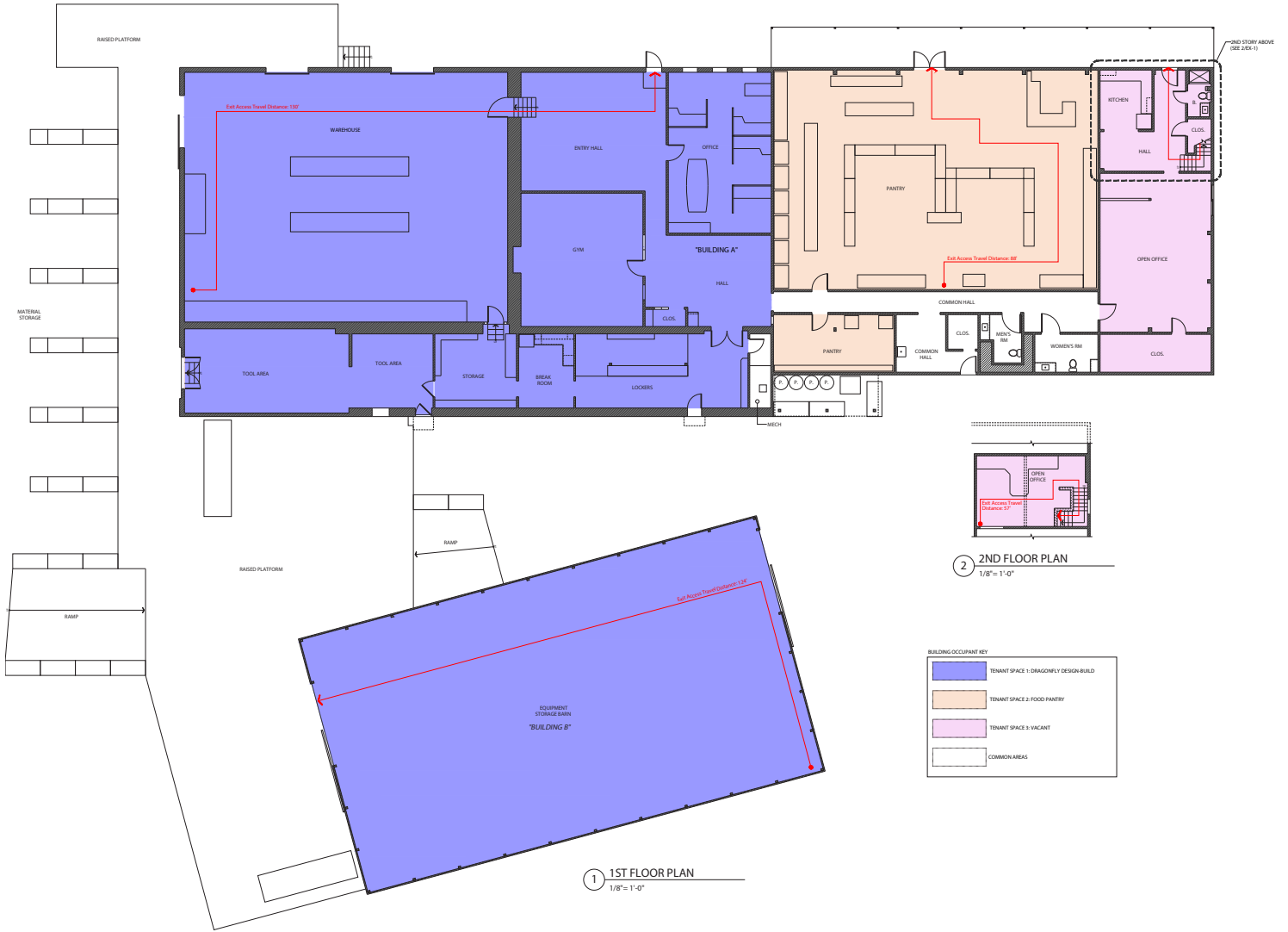
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Floor Plan



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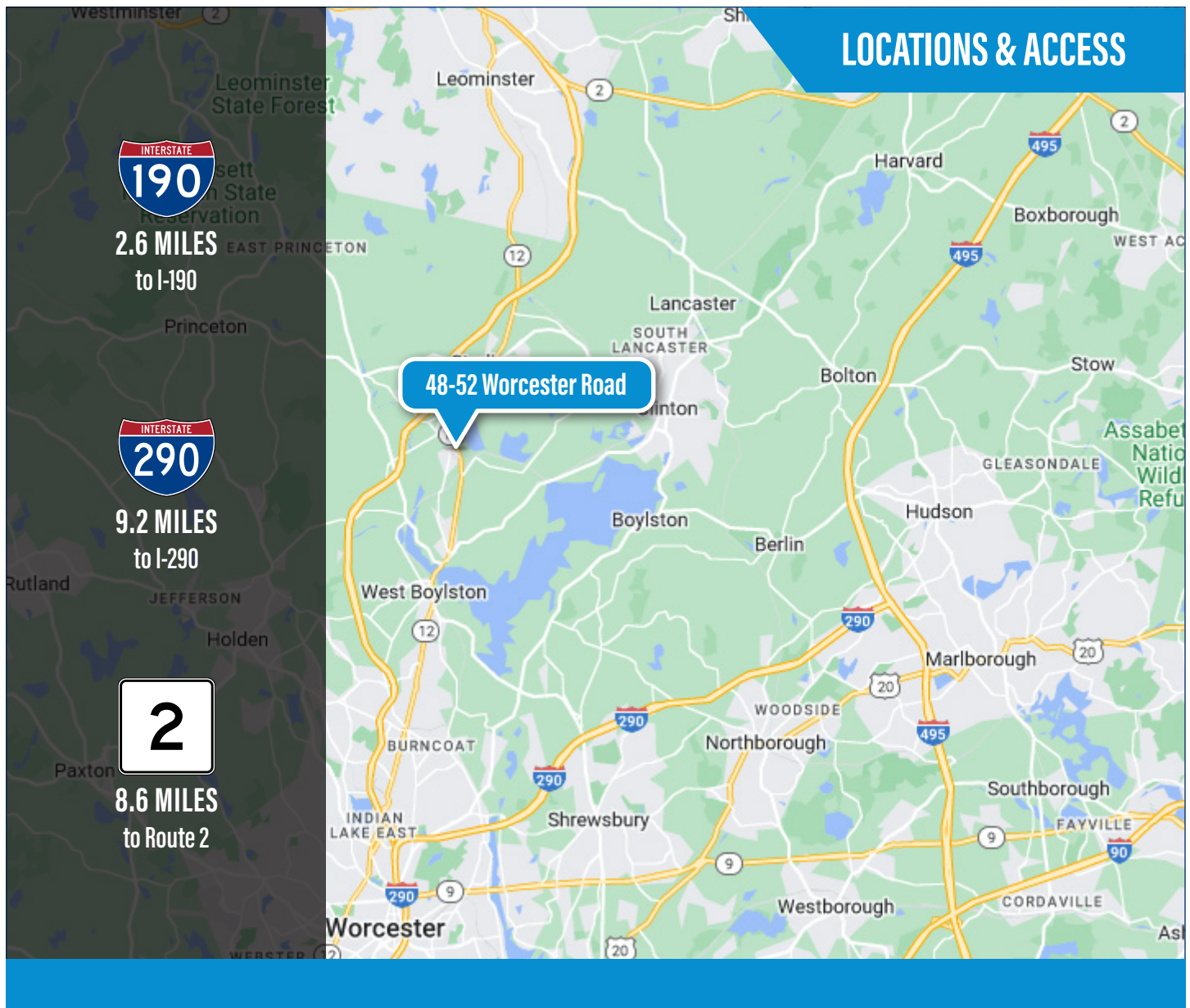
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