

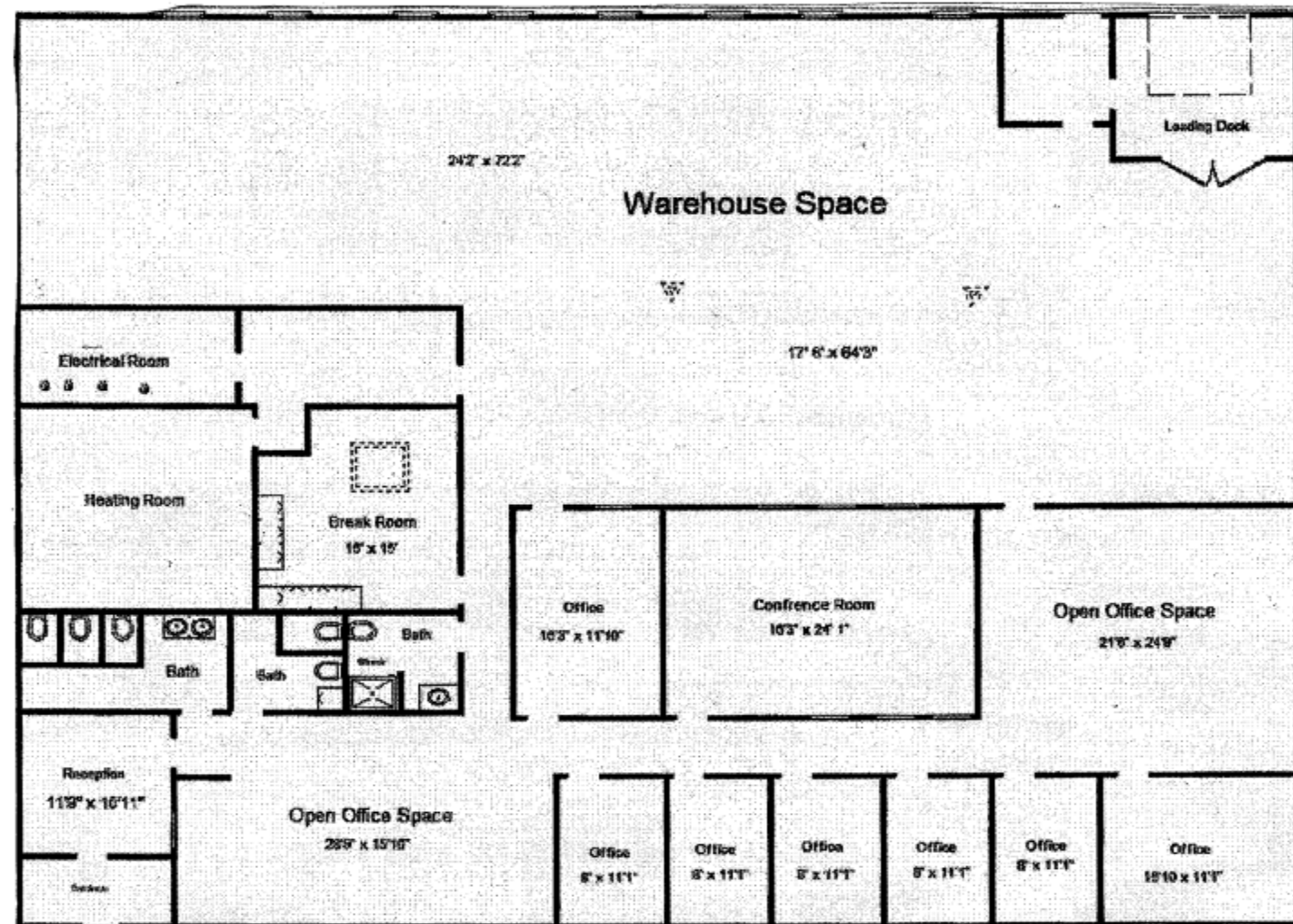
Warehouse space bathroom and Utility space 4988'

Office Space 2688'

Total Square feet 7676'

Overhead door 10' wide and 9' ½" height

Clear Height 15'



CR Louise Condon Realty, Inc.

For Sale

19 Strathmore Road
Natick, MA 01760



7,676 SQ. FT. Flex Building



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EXECUTIVE SUMMARY

Stand alone, one floor flex building centrally located between Boston & Worcester. The property is in an industrial complex conveniently situated behind Sherwood Plaza. Easy access to Route 9, Mass Pike, I-495, Route 128, restaurants, shopping, fitness centers and hotels.

FEATURES

PROPERTY TYPE: FLEX

CONSTRUCTION: MASONRY

ZONING: INDUSTRIAL

BUILT: 1959

SIZE: 7,676 Sq. Ft. — WAREHOUSE: 4,988 SQ. FT. — OFFICES: 2,688 SQ. FT.

STORIES: 1

LAND: 41,382 Sq. Ft. — .95 ACRES

POWER: 600 AMPS

CLEAR CEILING HEIGHT: 15 FT.

6 OFFICES

3 CONFERENCE ROOMS

3 BATHROOMS

LOADING DOCK: 1

OVERHEAD DOOR: 10' W x 9.5' H

HVAC: 2015

HOT WATER TANK: 2022

FY 24 TAXES: \$30,326.52

AMENITIES

FULLY AIR CONDITIONED

SHOWER

KITCHEN

MUNICIPAL WATER & SEWER

FENCED PARKING