

60 Fremont Street

WORCESTER, MASSACHUSETTS



William D. Kelleher, IV
508-596-5395
wkelleher@kelleher-sadowsky.com

Drew Higgins
508-735-1783
higgins@kelleher-sadowsky.com

TABLE OF CONTENTS

- 2 Investment Overview
- 3 Offering Summary
- 4 Investment Highlights
- 5 Property Location
- 6 Floor Plans
- 10 Business Community &
Local Highlights



INVESTMENT OVERVIEW

Kelleher & Sadowsky, as the exclusive listing agent, is pleased to present for sale the property located at 60 Fremont Street, Worcester, Massachusetts ("the Property"). This industrial building is approximately 110,446 square feet across three stories and is $\pm 65\%$ leased to a number of tenants. The property sits on ± 5.3 acres of Industrially zoned land (MG-2.0)

This investment opportunity has approximately \$311,000 in Net Operating Income (NOI) and has potential for a sale leaseback with the seller. DCAMM (Massachusetts Trial Court) currently leases $\pm 51,000$ Sf and has 6+ years left to term on their lease. The building has approximately 37,000 SF of vacant industrial/office space for potential future income. The property also lends itself to possible future residential conversion with zoning relief or a variance and potential for historic tax credits.

Ideally situated in central Massachusetts, the Property offers exceptional distribution access throughout New England. It is conveniently located just minutes from all major highways, including Interstate 495, Interstate 90 (Mass Pike), Interstate 290, Route 20, and minutes from downtown Worcester.

Sale Price: \$4,650,000



OFFERING SUMMARY

Address	60 Fremont Street, Worcester, MA
Building Size	± 110,446 SF (City of Worcester Assessor's Page)
Land Area	±5.3 Acres
HVAC	Fully Air-Conditioned
Life Safety	Wet sprinkler system
Utilities	Municipal water & sewer, gas, electric
Clear Height	±15' - 16'
Building	Steel & wood beams, masonry
Loading	Six (6) loading docks and one (1) ground level overhead door
Electric	One (1) 2,000 Amp panel, 3-phase 480V/277V
Zoning	MG-2.0
RE Taxes (2025)	\$86,700

INVESTMENT HIGHLIGHTS

108,688 SF INDUSTRIAL BUILDING

± 65% LEASED

5.3 ACRE SITE WITH DEVELOPMENT POTENTIAL

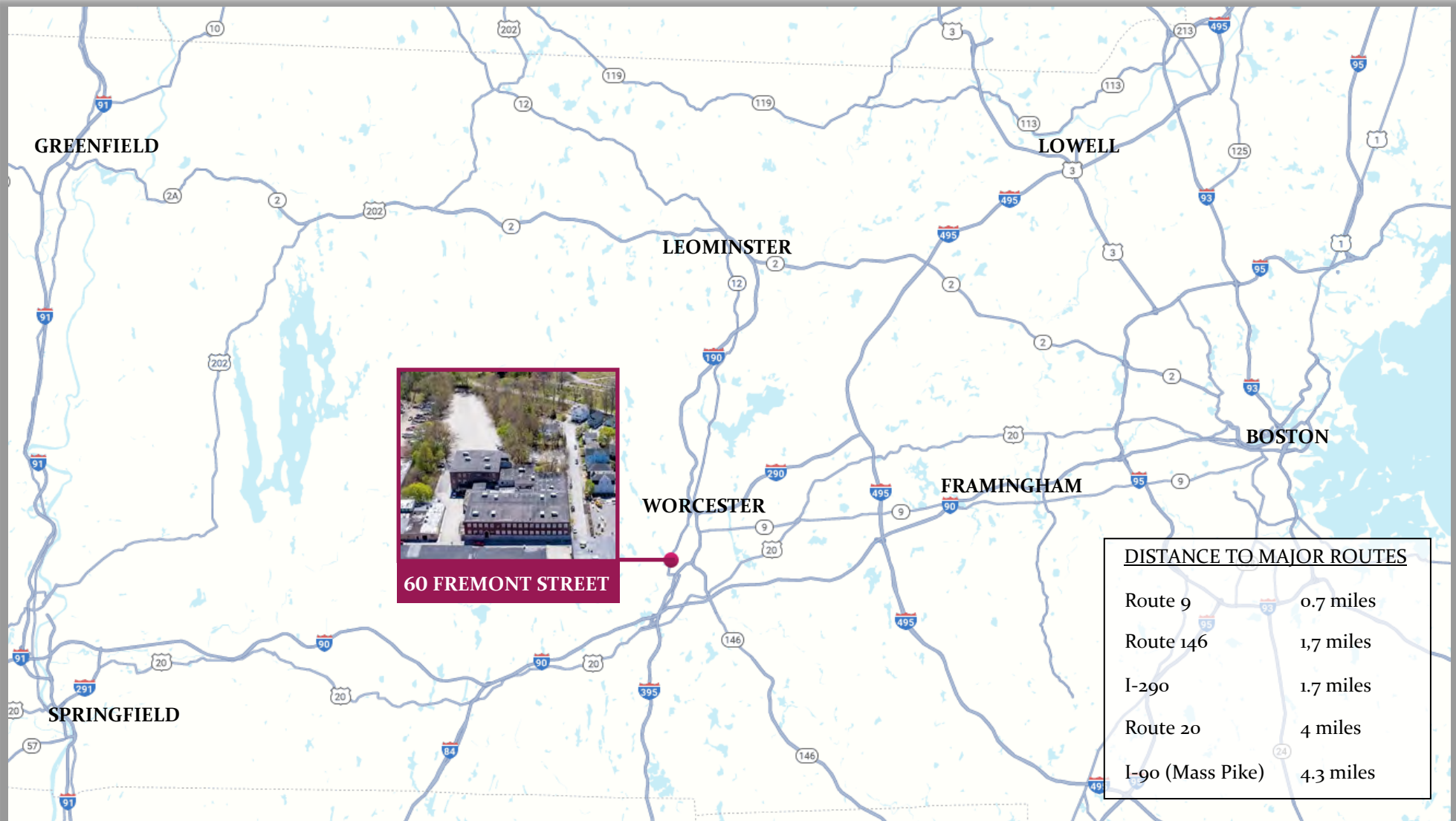
SALE / LEASEBACK OPPORTUNITY

± \$311,000 NET OPERATING INCOME

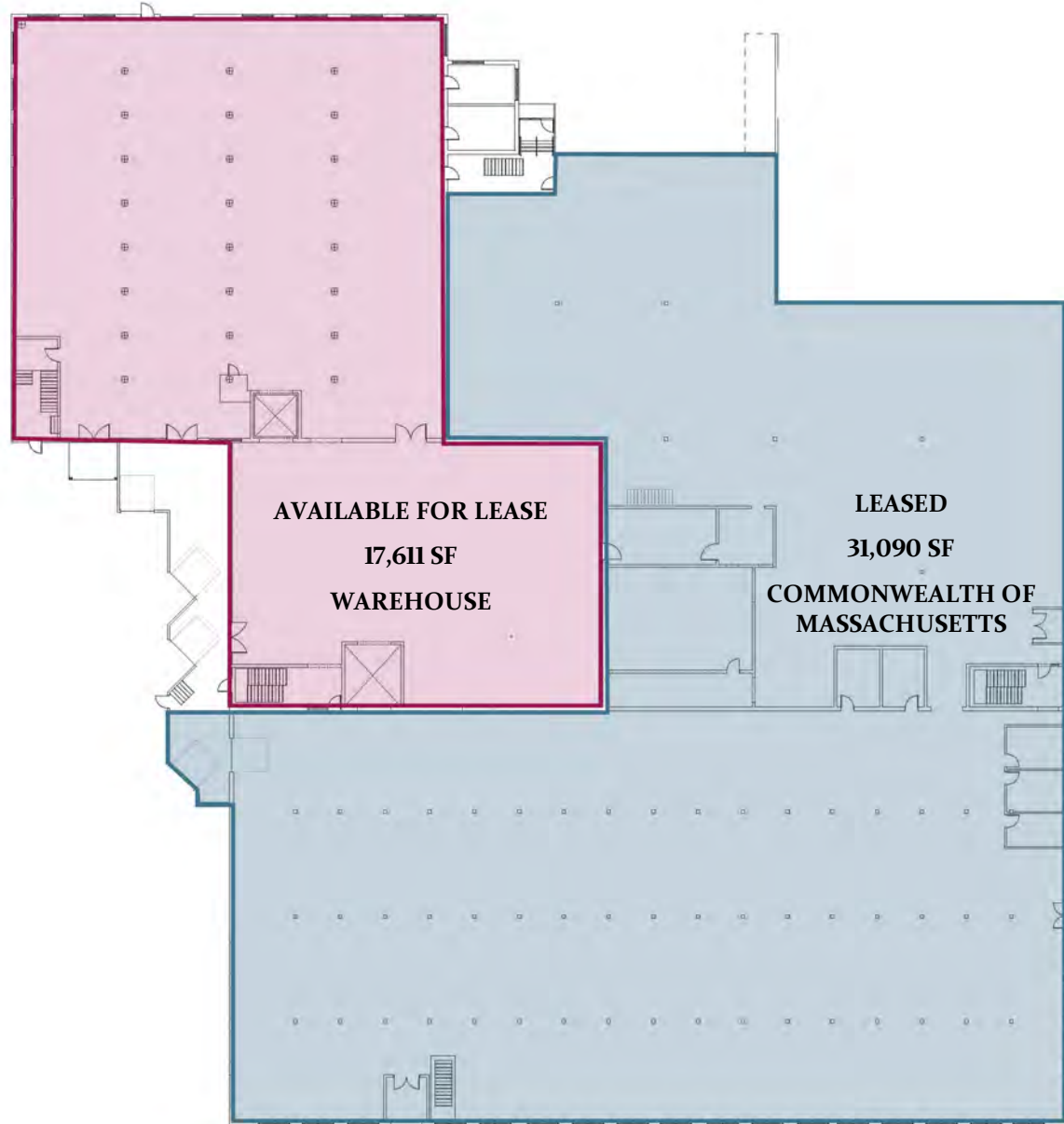
HISTORIC TAX CREDIT POTENTIAL

**DCAMM (MASSACHUSETTS TRIAL COURT)
6+ YEARS OF LEASE TERM IN ±51,000 SF**

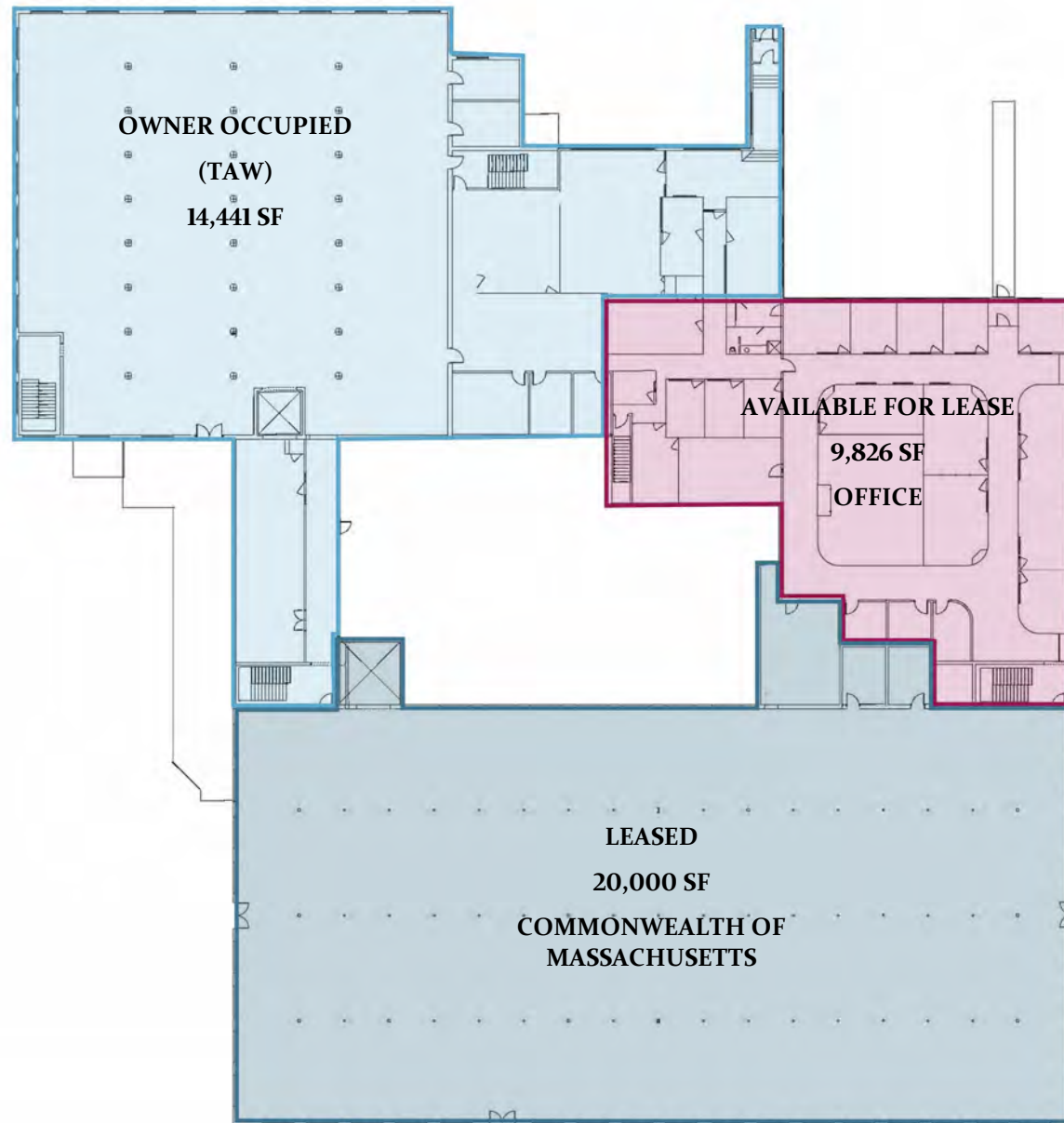
PROPERTY LOCATION



FLOOR PLAN | FIRST FLOOR



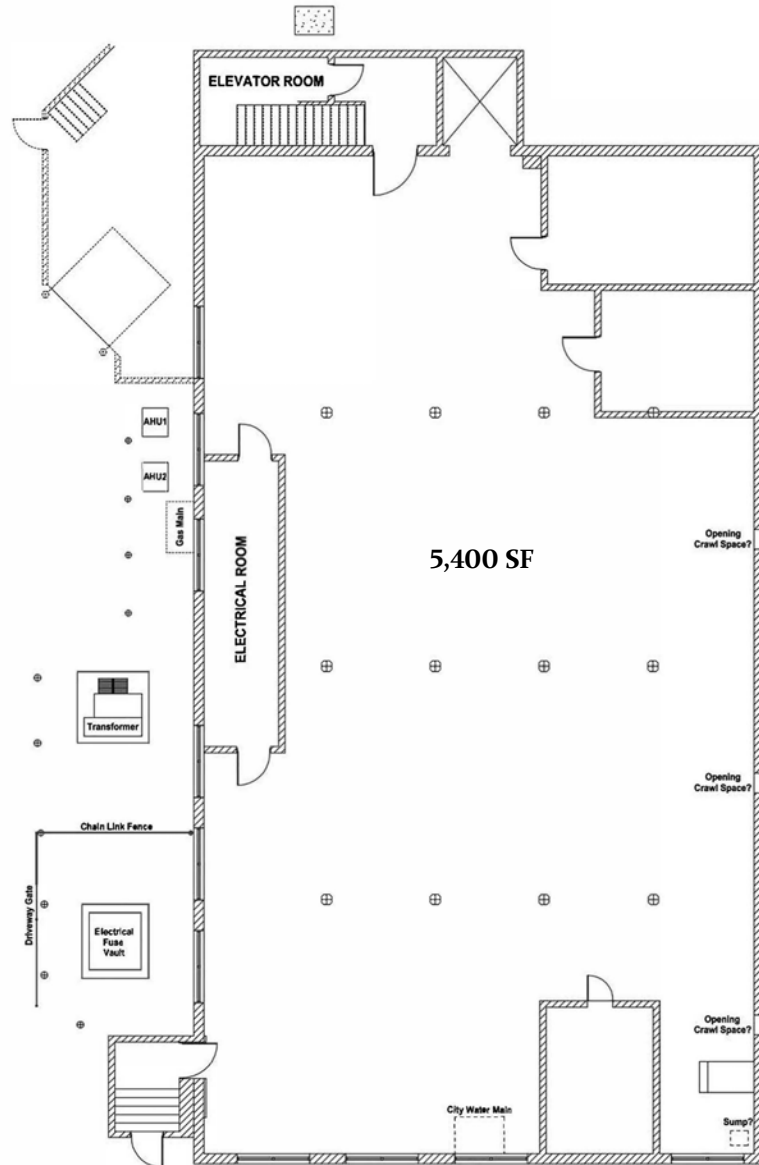
FLOOR PLAN | SECOND FLOOR



FLOOR PLAN | THIRD FLOOR



FLOOR PLAN | BASEMENT



BUSINESS COMMUNITY & LOCAL HIGHLIGHTS



abbvie

COGMEDIX

David
Clark

POLAR

RANDWHITNEY

SAINT-GOBAIN

Table Talk

verizon

60 Fremont Street

WORCESTER, MASSACHUSETTS

William D. Kelleher, IV
508-596-5395
wkelleher@kelleher-sadowsky.com

Drew Higgins
508-735-1783
higgins@kelleher-sadowsky.com



120 Front Street, Suite 210, Worcester, MA | Office: 508-755-0707 | Fax: 508-755-0808 | www.kelleher-sadowsky.com