

INDUSTRIAL PROPERTY FOR LEASE

# 12 -14 KING ST

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*Northborough, Massachusetts*



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## PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 12-14 King Street in Northborough, MA as available for lease. This ±4,000SF space is evenly split, with ±2,000SF being comprised of office/flex space that could potentially lend itself to a retail component, while the remaining ±2,000SF is warehouse space. With plenty of outdoor storage, this site could lend itself perfectly to a number of different businesses including but not limited to mechanics, light manufacturing, landscaping, contractors, etc. In addition, the location is incredibly desirable as it sits directly off Route 20 and is minutes away from Route 9 as well as the centers of Northborough and Shrewsbury. Please call us today to schedule a tour!

## OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (NNN)
Number of Units:	2
Available SF:	4,000 SF
Lot Size:	0.47 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,537	13,092	29,223
Total Population	4,249	36,406	78,511
Average HH Income	\$215,648	\$195,922	\$184,162