

44 RIVULET STREET



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THE KLEIN GROUP

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44 RIVULET STREET

 44 Rivulet Street
Uxbridge, MA 01569

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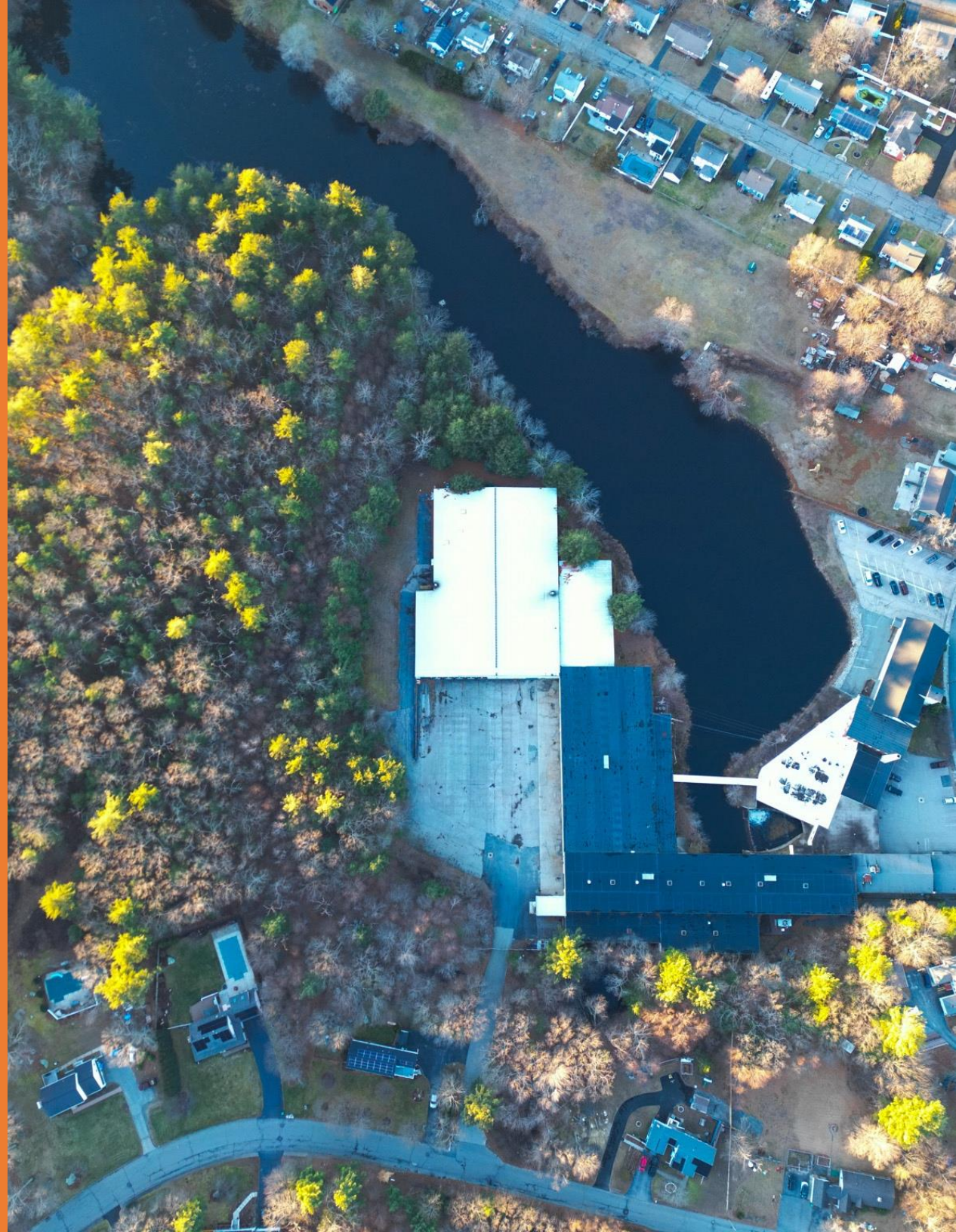
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PROPERTY DETAILS

44 RIVULET STREET

ADDRESS

44 Rivulet Street
Uxbridge, MA

PRICE

\$4,990,000

GROSS BUILDING AREA

131,065 SF

LOT SIZE

6.5 ACRES

CAN BE DELIVERED

VACANT

PROPERTY DESCRIPTION

PRICE	\$4,990,000
PRICE / SF	\$38.07/SF
GROSS BUILDING AREA	131,065 SF
FIRST FLOOR SF	110,295 SF
SECOND FLOOR SF	6,740 SF
THIRD FLOOR SF	6,739 SF
BASEMENT SF	7,291 SF
LOT SIZE (+/-)	6.5 Acres
YEAR BUILT	1890-1970
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing/Mill
FLOORS	Three

PROPERTY FACTS

TENANT COUNT	Three
OCCUPANCY (+/-)	5%
LEASE TERMS	T.A.W.
WAREHOUSE CLEAR	15' - 24'
WAREHOUSE (+/-)	104,118 SF (80%)
OFFICE (+/-)	26,947 SF (20%)

PROPERTY HIGHLIGHTS

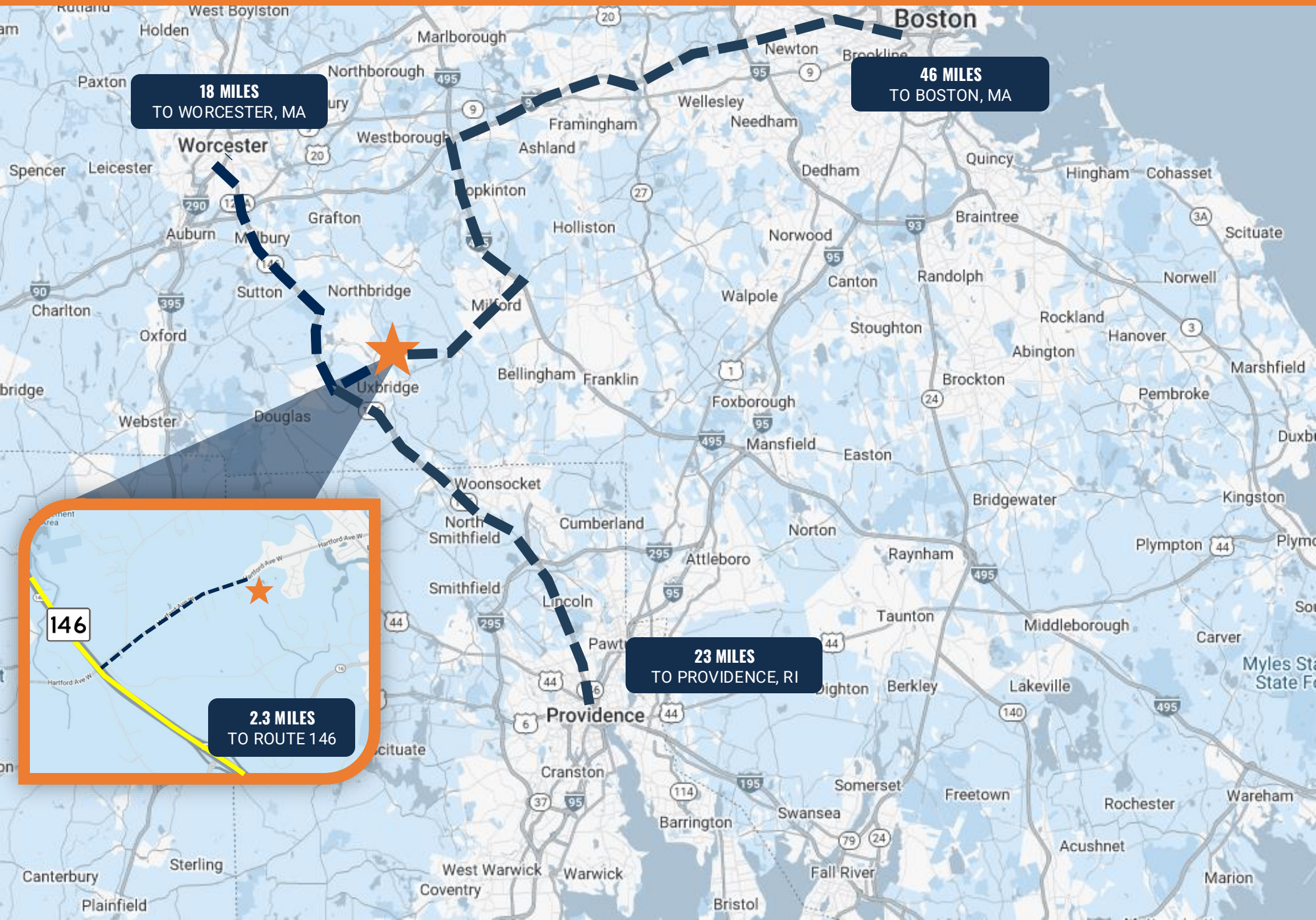
- Functional manufacturing facility with heavy crane
- Existing clean environmental reports
- Major roof repairs and replacement completed since 2022
- Operational crane in portion of #1 in Building Breakdown
- +100,000 SF of Class B 15'-24' FT clear
- 7 loading docks & 6 drive-ins

PLAT MAP



6.5 ACRES

REGIONAL MAP

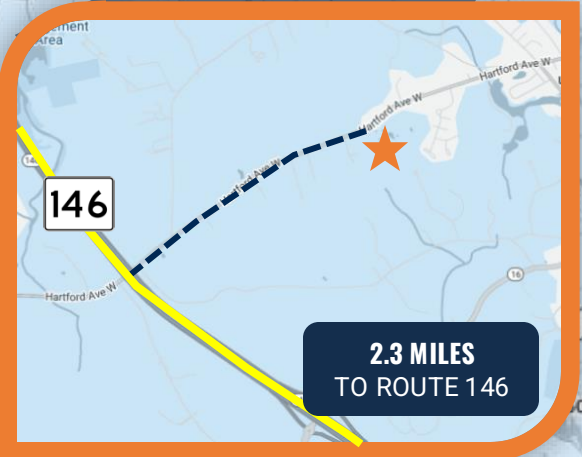


18 MILES
TO WORCESTER, MA

46 MILES
TO BOSTON, MA

23 MILES
TO PROVIDENCE, RI

2.3 MILES
TO ROUTE 146



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

44 Rivulet Street in Uxbridge, Massachusetts is an industrial property that covers 131,065 SF. 44 Rivulet is a substantial manufacturing facility located at the intersection of Massachusetts, Rhode Island, and Connecticut. Featuring over one hundred thousand square feet of warehouse space, this location is ideal for a manufacturing or warehousing user. The buildings also easily subdivide for a multi-tenant facility. Actively occupied by a major manufacturer for the past twenty years, the property remains highly functional.

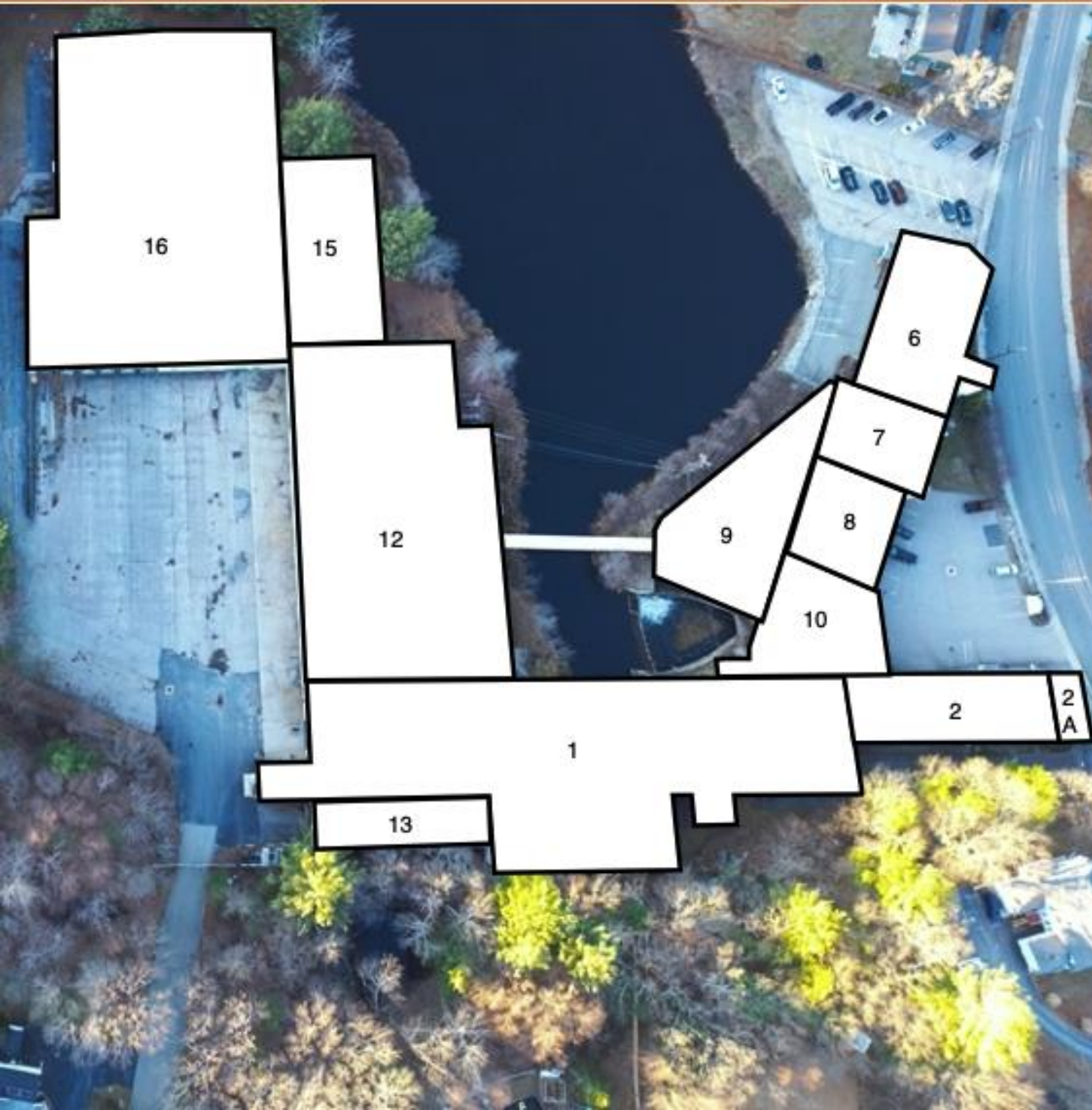
This site offers easy access to Route 146, offering a strategic location near both Worcester and Providence. Uxbridge is home to major companies including Milton Cat, BJs, and Campers World. This strategic location is ideal for operations requiring skilled labor.

All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.

ADDRESS	44 Rivulet Street, Uxbridge, Massachusetts
BUILDING AREA	131,065 SF
ZONING	Industrial A
ROOF	Various; pitched architectural asphalt shingles, rolled rubber, & pitched metal; aluminum & plastic gutters/downspouts
SPINKLER	Wet
LOADING DOCKS	7 Loading Docks
OVERHEAD DOCKS	6 Ground Level Overhead Doors
CLEAR HEIGHT	8'-24'
FUEL TYPE	Electric A/C, Heat: Both Propane & Oil
HVAC	A/C Only in Offices, 100% Heat
WATER & SEWER	Municipal

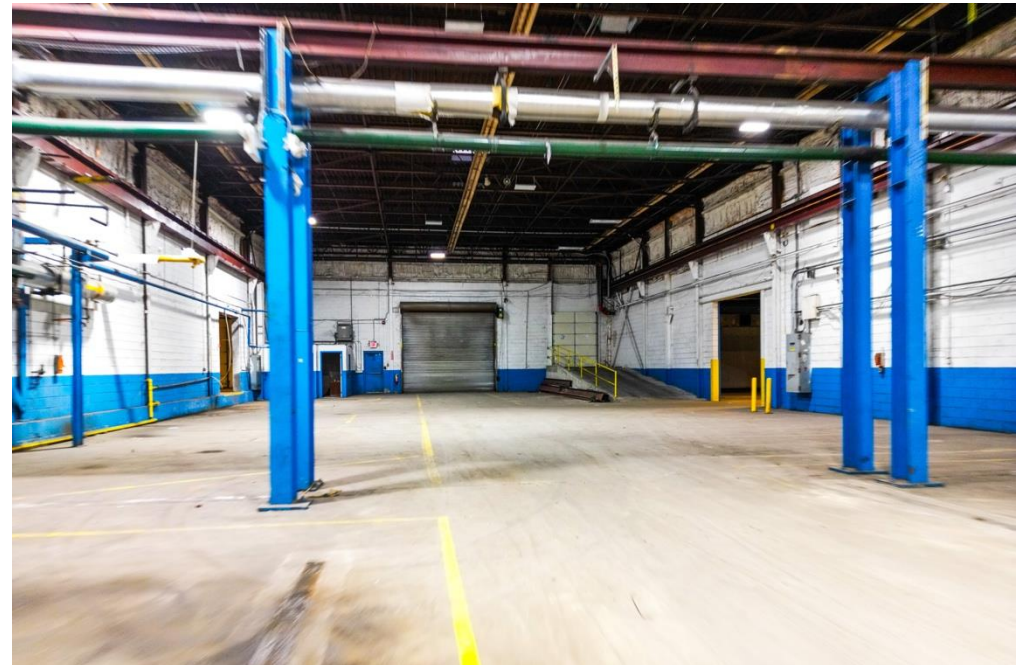


BUILDING BREAKDOWN



BLDG	CLEAR	SF (+/-)
1	24'	22,735
2	11'	10,008
2A	11'	648
6	10'	6,000
6/7B	8'	7,291
7	10'	3,000
8	16'	2,240
9	12'	7,720
10	16'	2,865
12	15'	23,540
13	14'	3,000
15	12'	9,258
16	15'-20'	32,760
		131,065

INTERIOR PHOTOS



UXBRIDGE, MASSACHUSETTS

Uxbridge, Massachusetts, was first settled in 1662 and officially incorporated in 1727. Located in the Blackstone Valley, the town's history is deeply intertwined with the region's early industrial development, particularly the textile industry. Uxbridge's location in central Massachusetts offers residents and visitors easy access to several major highways including; Route 146, Route 16, Route 122, I-495 and I-90. Surrounding cities include; **Worcester**: About 20 miles to the northwest, Worcester is Massachusetts' second-largest city and a regional hub for commerce, healthcare, and culture. It offers a range of museums, theaters, restaurants, and universities, including Worcester Polytechnic Institute (WPI) and Clark University. **Providence, Rhode Island**: Located about 25 miles to the south, Providence is the capital of Rhode Island and offers a vibrant arts and dining scene, along with major universities like Brown University and the Rhode Island School of Design (RISD). It is a short drive from Uxbridge and offers a more urban experience. **Franklin**: Situated to the east of Uxbridge, Franklin is a neighboring town known for its historic sites, family-friendly atmosphere, and good schools. It also has a commuter rail station with direct access to Boston. Uxbridge, Massachusetts, is a town with a rich industrial history, beautiful natural landscapes, and convenient access to major highways and nearby cities. Its historical sites, scenic parks, and proximity to both Worcester and Providence make it an attractive location for residents and tourists alike.



*HOME TO OVER
41,694 RESIDENTS*



*MINUTES FROM
I-495 I-90, ROUTE
146 & MORE*



*UXBRIDGE IS HOME TO
RECOGNIZABLE
BUSINESSES*

LIVING



\$105,620
MEDIAN
HOUSEHOLD INCOME



22,868
EMPLOYED
POPULATION



\$406,446
MEDIAN
PROPERTY VALUE



15,690
TOTAL
HOUSEHOLDS



25%
RESIDENTS EARNED A
BACHELOR'S DEGREE
OR HIGHER

DEMOGRAPHICS



UXBRIDGE, MA

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	3,668	22,442	42,680
2023 Estimate			
Total Population	3,640	21,922	41,694
2020 Census			
Total Population	3,531	21,225	40,381
2010 Census			
Total Population	3,363	20,318	38,648
Daytime Population			
2023 Estimate	2,958	18,227	31,876
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	1,485	8,898	16,110
2023 Estimate			
Total Households	1,469	8,666	15,690
Average (Mean) Household Size	2.4	2.6	2.6
2020 Census			
Total Households	1,461	8,527	15,433
2010 Census			
Total Households	1,358	7,901	14,271

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*“Cutting Edge Technology
Meets Old School Methods”*

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