



**225 WEST STREET  
BERLIN, MA**

**INVESTMENT/OWNER-USER INDUSTRIAL OPPORTUNITY**  
**±16,125 SF INDUSTRIAL/STORAGE FACILITY | ±3.42 ACRES**

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**NAI** Parsons Commercial  
Group Boston



# 225 WEST STREET BERLIN, MA

## INVESTMENT HIGHLIGHTS



### ±16,125 SF Industrial Building

Free-standing industrial facility with a flexible footprint suitable for a variety of industrial, trade, and service users.



### ±3.42 Acres Land/Outdoor Storage

Large yard ideal for landscapers, builders, contractors, or any user requiring significant exterior storage.



### Exceptional Loading

Two drive-in doors and efficient ceiling and clear heights ranging from 10'-16'.



### Industrial/Storage Owner User Opportunity

A rare chance for business owners to purchase and operate within their own industrial facility, offering long-term control and stability.



### Excellent Highway Access

Minutes from I-495, I-290, and Route 20, providing excellent access to MetroWest, Worcester County, and key distribution corridors.



# 225 WEST STREET BERLIN, MA

## PROPERTY OVERVIEW

NAI | Parsons Commercial Group | Boston is pleased to present an opportunity to purchase 225 West Street in Berlin, Massachusetts. The building is a ±16,125 SF free-standing industrial building situated on ±3.42 acres with valuable lay-down yard space.

The property offers a rare owner-user opportunity for businesses that benefit from outdoor storage such as landscapers, builders, contractors, and service companies with equipment or fleet needs.

The building is currently occupied by three tenants-at-will in addition to the owner. Two tenants pay \$1,300/month plus electricity, and the third pays \$2,050/month plus electricity. This existing income provides an attractive offset to ownership costs while allowing a buyer to structure future occupancy or re-tenanting as needed. Real estate taxes are approximately \$10,000 annually, and insurance is roughly \$4,000 per year, resulting in low operating expenses relative to comparable industrial properties in the region.

Strategically positioned off Route 62, just a 6 minute drive (approx. 3 miles) to I-495 and 8 minutes to I-290 (4.3 miles), the location offers exceptional regional connectivity for distribution, service routes, and customer accessibility.

For pricing and additional inquiries, please reach out to the listing agents Matt Cuneo and Connor Gill:

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## LOCATION INFORMATION

|                  |                             |
|------------------|-----------------------------|
| STREET ADDRESS   | 225 West Street             |
| CITY, STATE, ZIP | Berlin, Massachusetts 01503 |
| COUNTY           | Worcester                   |

## BUILDING INFORMATION

|                 |                           |
|-----------------|---------------------------|
| BUILDING SIZE   | ±16,125 SF                |
| TENANCY         | Two, Both Tenants at Will |
| CEILING HEIGHTS | ±10' - 16'                |
| FLOORS          | 1                         |
| LOADING         | 2 Drive-In Doors          |

## PROPERTY INFORMATION

|               |                              |
|---------------|------------------------------|
| PROPERTY TYPE | Industrial                   |
| ZONING        | Commercial-Village           |
| LOT SIZE      | ±3.42 Acres                  |
| ROOF          | Metal Roof Installed in 2015 |



# 225 WEST STREET BERLIN, MA

## LOCATION OVERVIEW

225 West Street is conveniently located in Berlin's central village district, offering users a blend of small-town accessibility and direct proximity to major transportation routes. The property sits minutes from I-495, I-290, and Route 20, providing seamless access to MetroWest, Worcester County, and Greater Boston. This strategic positioning makes the site highly attractive for service-oriented businesses, contractors, and trade users who rely on efficient regional travel and quick access to surrounding markets.

The area surrounding the property features a mix of commercial, light industrial, and residential uses, creating a practical and flexible environment for a wide range of business operations. Berlin's Commercial-Village zoning supports diverse commercial activity, subject to town review, allowing future owners the potential to tailor the site to their operational needs. With strong highway connectivity and a central local setting, 225 West Street offers a highly functional location for owner-users seeking both convenience and long-term operational stability.

## APPROXIMATE DRIVE TIMES



1 Minute



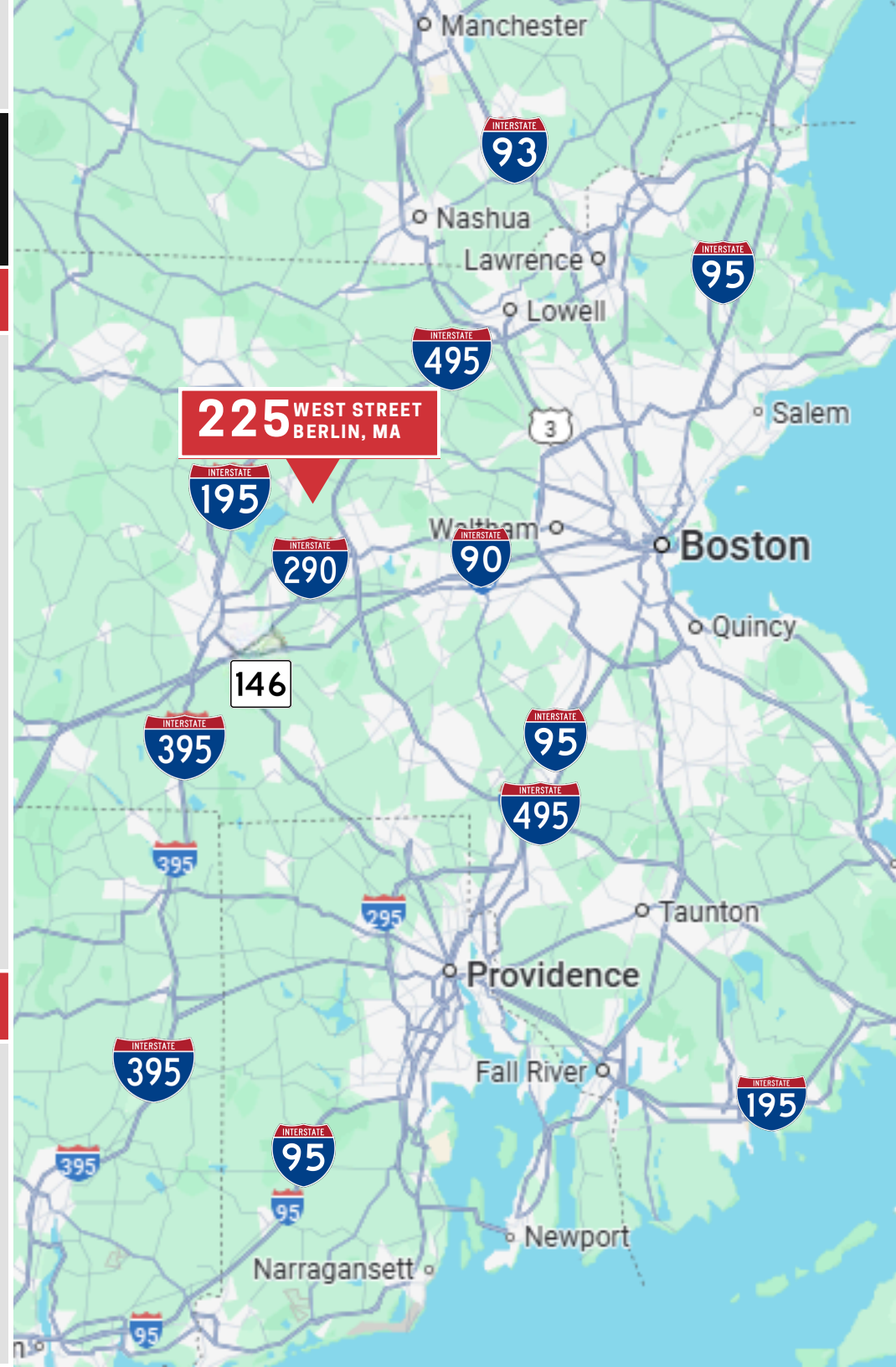
6 Minutea



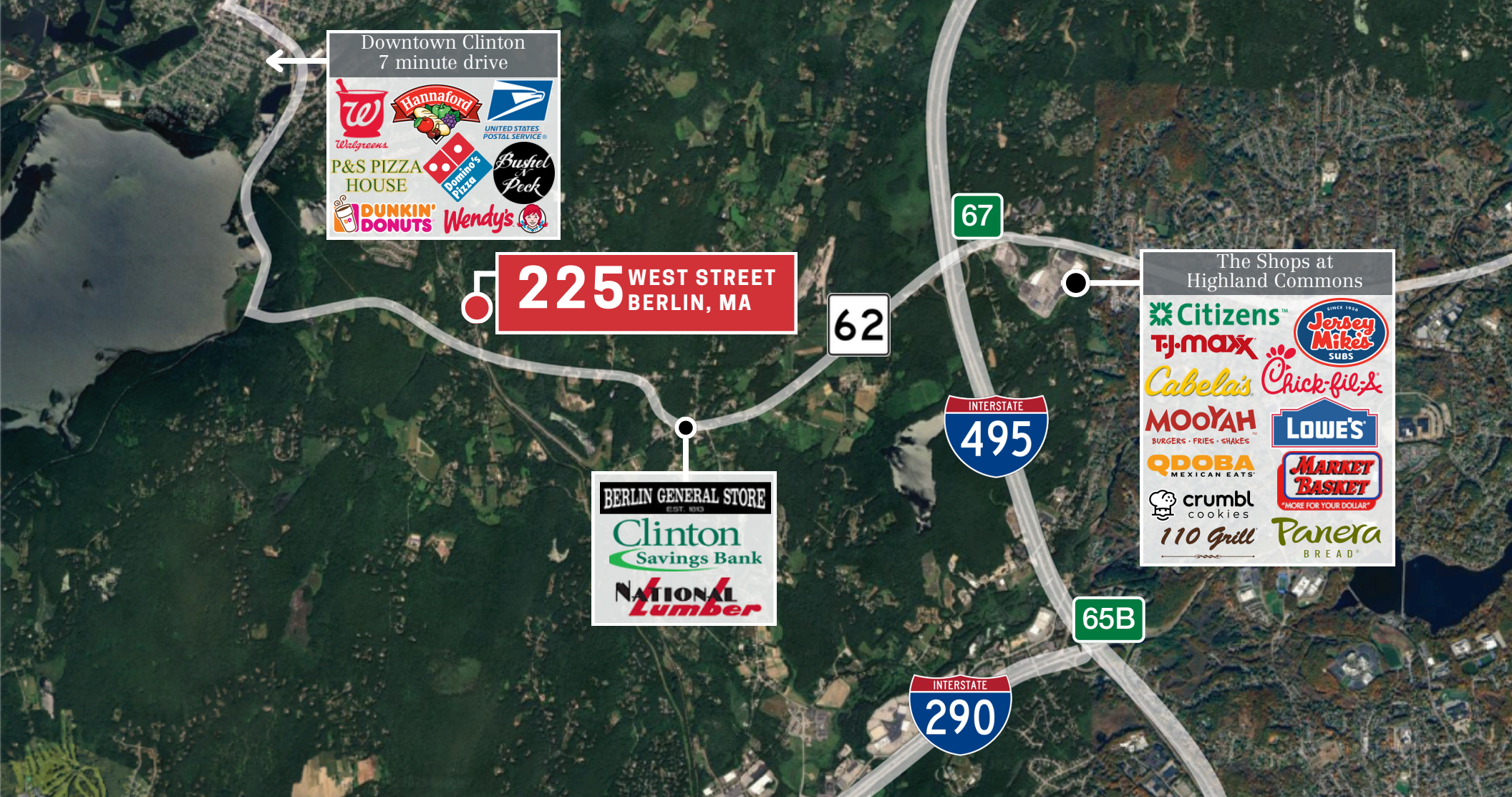
7 Minutes



10 Minutes







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