

135 Brooks Street  Worcester, MA

207,120 SF Warehouse/Distribution Building or Industrial Outdoor Storage



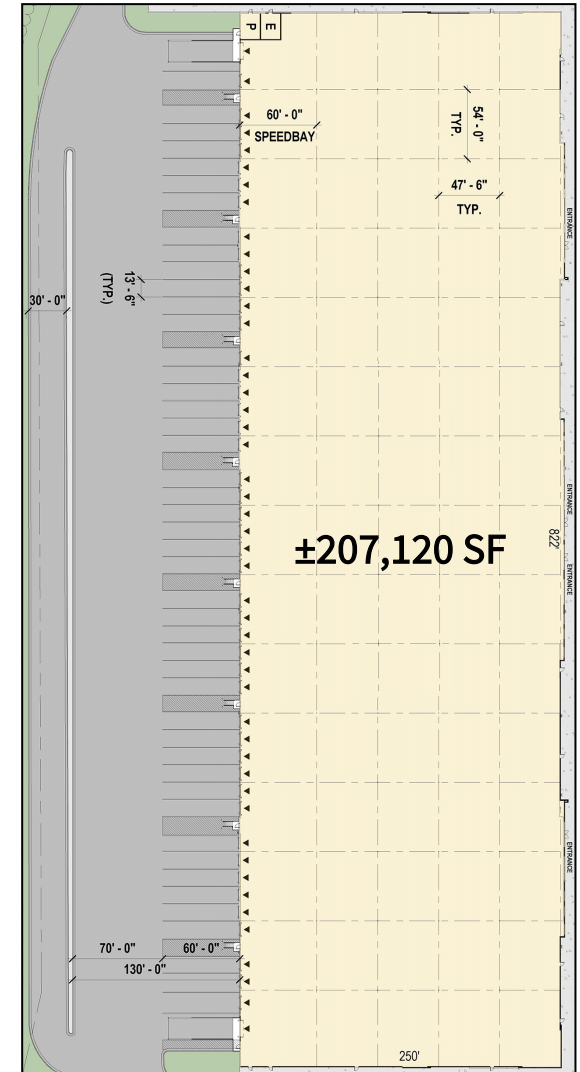


## PERMITTED SITE PLAN



## BUILDING SPECS

TOTAL BUILDING SF:	207,120 SF
AVAILABLE SF:	207,120 SF
OFFICE SF:	Designed for use
WAREHOUSE DEPTH:	250 feet
WAREHOUSE LENGTH:	822 feet
BAY SIZE:	54' x 47' 6"
SPEED BAY:	60'
CLEAR HEIGHT:	40'
DOCK DOORS:	46 docks
DRIVE-IN DOORS:	2 doors
TRUCK COURT DEPTH:	160 feet
AUTOMOBILE PARKING:	285 spaces
TRAILER PARKING:	77 spaces
ROOF:	60 mil white TPO
LIGHTING:	LED
SPRINKLERS:	ESFR
POWER:	300 AMPS, 480 volts, 3 phases
HVAC:	Warehouse: 100% heated with RTU's Office: HVAC is required
FLOOR SLAB:	7" concrete slab
UTILITIES:	Water & Sewer: Town Electric: National Grid Natural Gas: Eversource





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## PROPOSED IOS



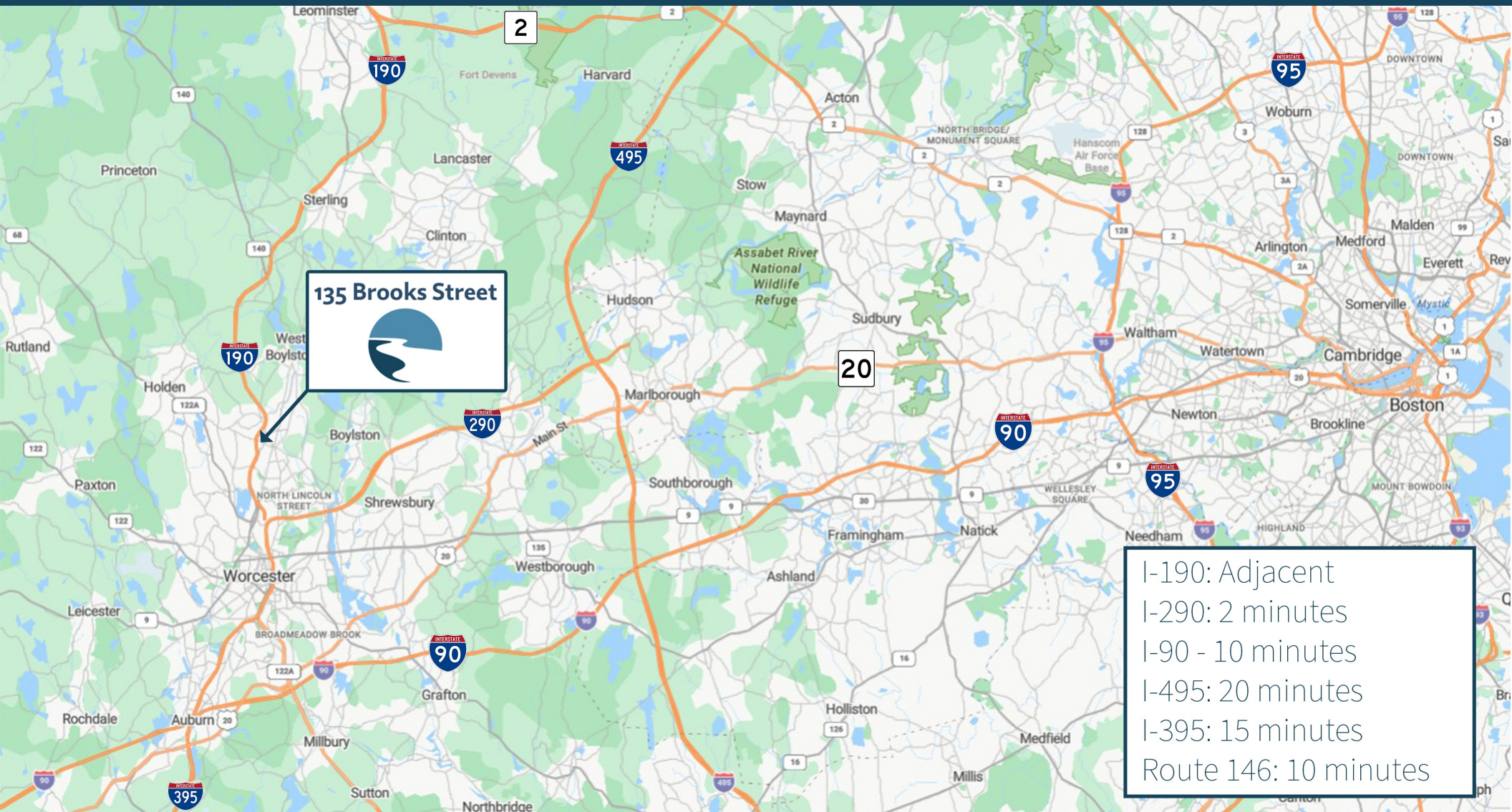


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Worcester, MA

## PROXIMITY TO MAJOR ROUTES





135 Brooks Street



Worcester, MA

## LOCATION

47 miles to Boston, MA  
40 miles to Providence, RI  
63 miles to Hartford, CT  
57 miles to Springfield, MA

135 Brooks Street



Worcester

Boston

Springfield

Hartford

Providence

# NEW TO MARKET

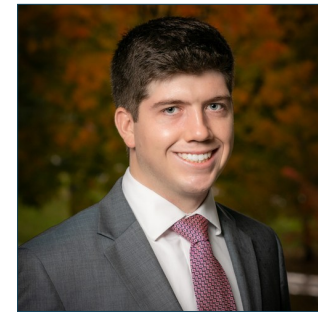
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