24 JOLMA RD

WORCESTER, MA

FOR LEASE | 45,300 SF INDUSTRIAL BUILDING ON 2.87 AC

- Strategically located in Worcester just off the Mass Turnpike and Route 146
- 1.1 Miles to Route 20
- 2.4 Miles to I-90

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORPAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

45,300 SF Industrial Building on 2.87 AC for Lease

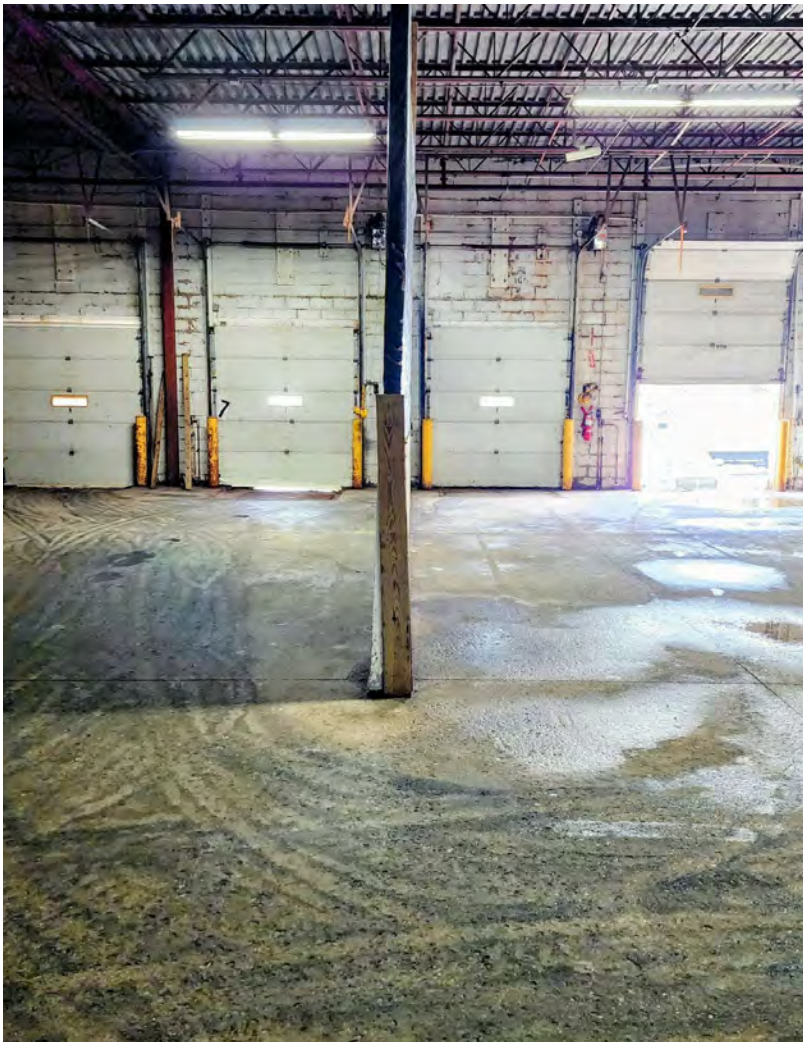
LOCATION HIGHLIGHTS

Strategically located in Worcester just off the Mass Turnpike and Route 146

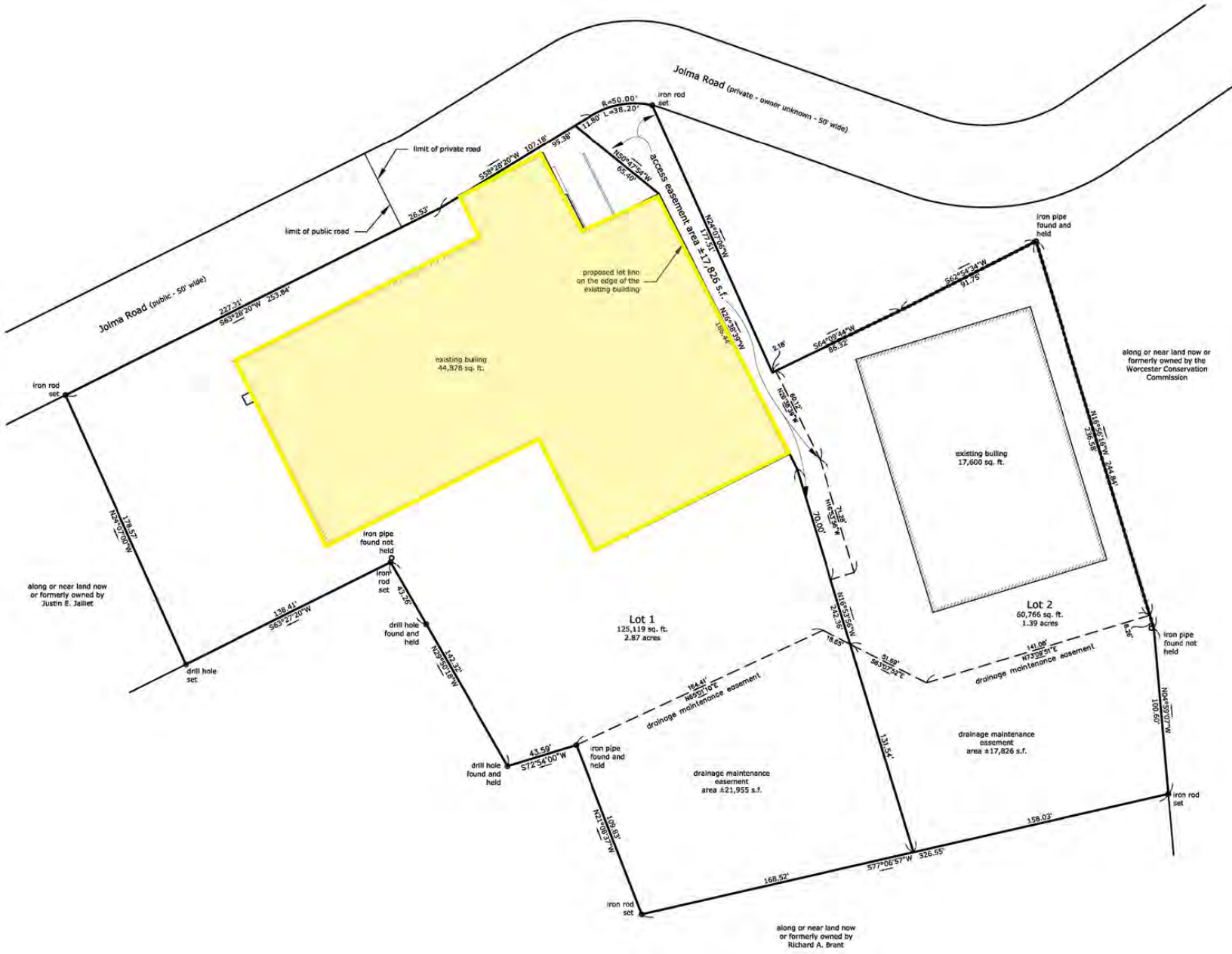
- 1.1 Miles to Route 20
- 2.4 Miles to I-90
- 3.6 Miles to Route 146

PROPERTY SPECIFICATIONS

Building Size:	45,300 SF
Manufacturing/Office:	29,000 SF
Warehouse:	16,000 SF
Lot Size:	2.87 AC
Clear Height:	14' - 16'
Loading:	Six (6) tailboard with levelers; two (2) drive-in doors
Heat:	Gas
Power:	3000 amps 480v/277w 3 phase, 4 wire
Construction:	Block
Roof:	Rubber membrane
Air Conditioning:	Office/Manufacturing
Zoning:	BG-2

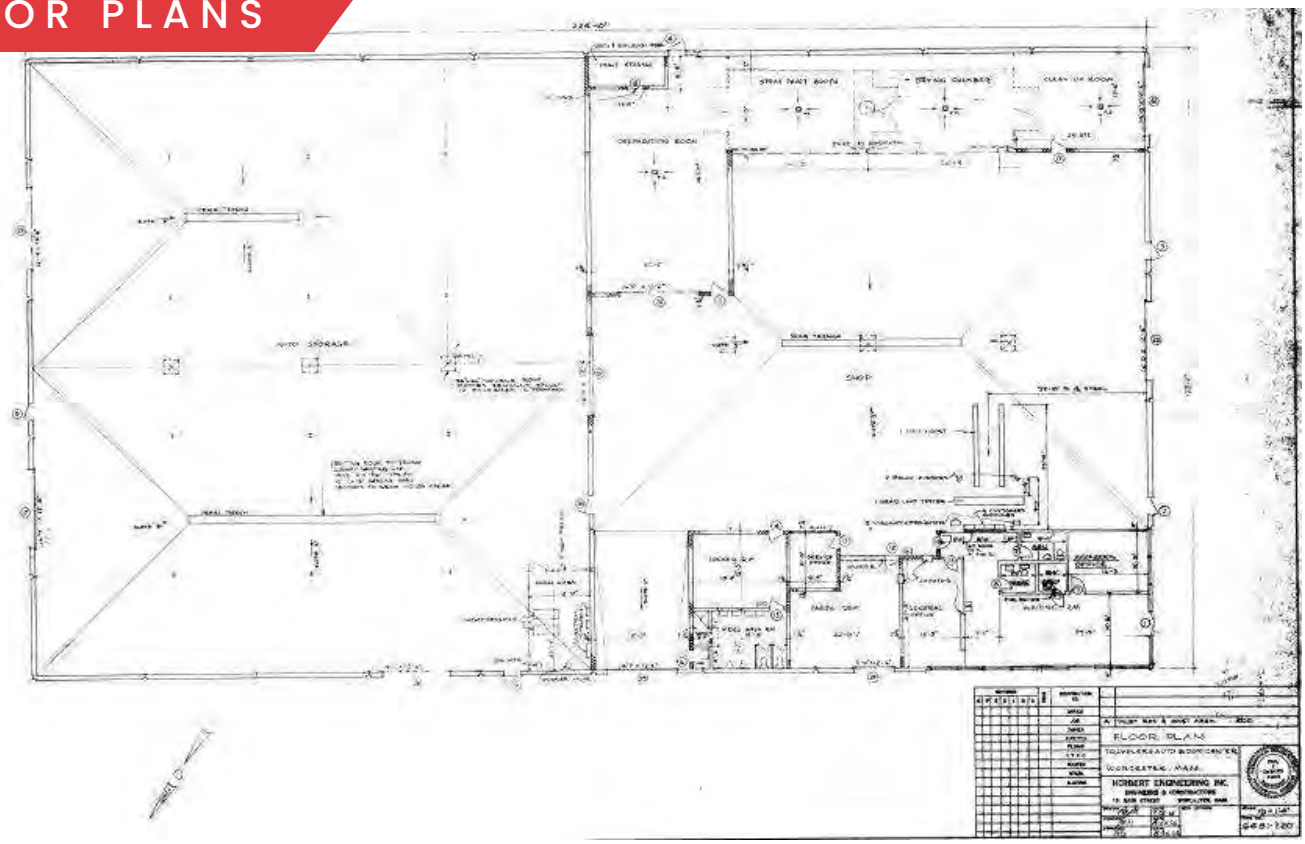


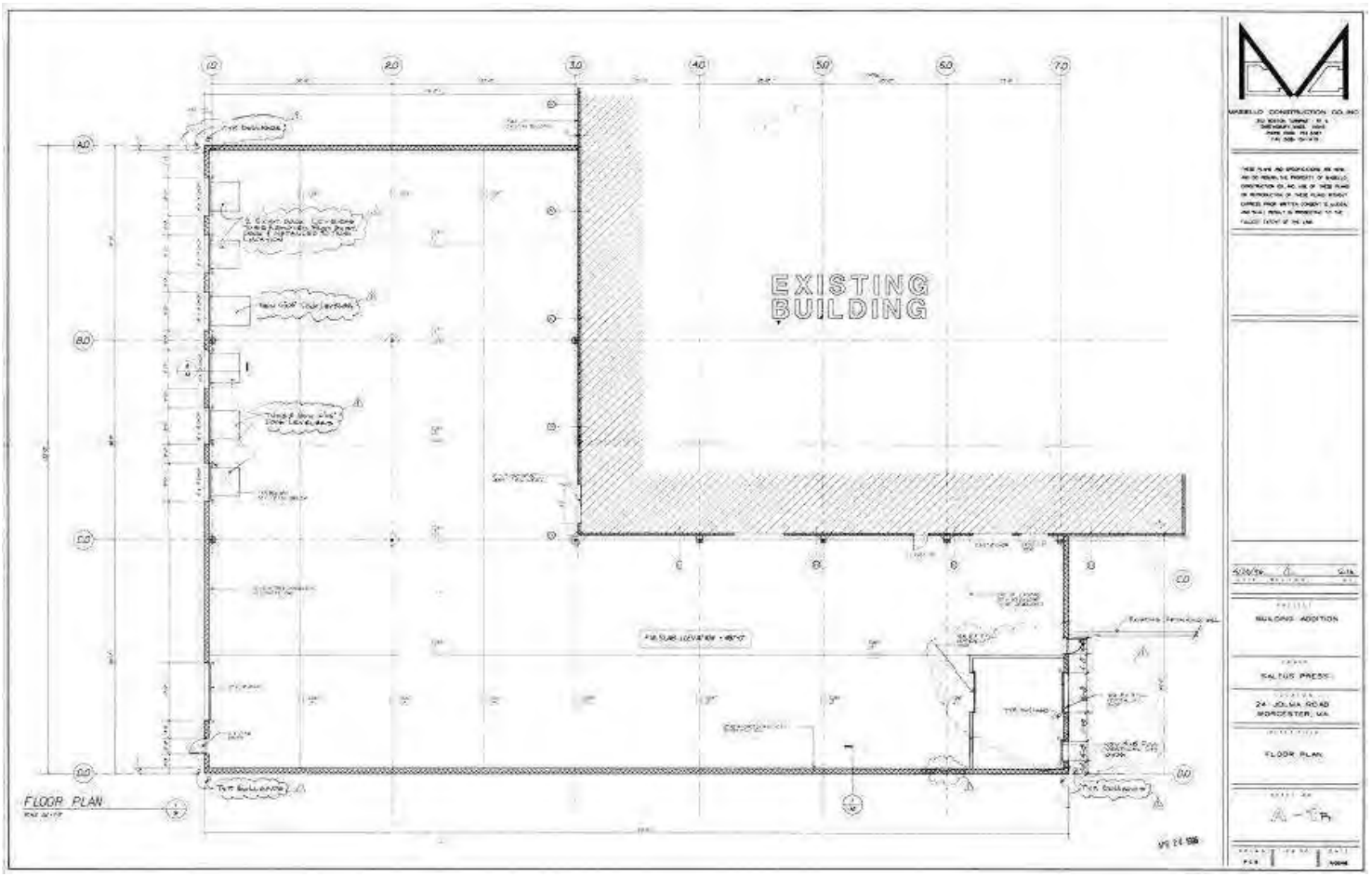
SITE PLAN



Jolma Road (private - owner unknown - 50' wide)
Jolma Road (public - 50' wide)
limit of private road
limit of public road
iron rod set
R=50.00'
L=38.20'
11.80'
95.38'
107.18'
S58°28'20"W
26.53'
227.31'
S63°28'20"W
253.84'
N50°47'54"W
65.40'
access easement area ±17,826 s.f.
N24°07'06"W
177.51'
N26°38'39"W
proposed lot line on the edge of the existing building
existing bulling 44,878 sq. ft.
iron pipe found and held
S62°54'34"W
91.75'
S64°09'44"W
86.32'
2.18'
along or near land now or formerly owned by the Worcester Conservation Commission
existing bulling 17,600 sq. ft.
N16°56'16"W
236.58'
244.84'
70.00'
N16°53'56"W
242.36'
Lot 1
125,119 sq. ft.
2.87 acres
Lot 2
60,766 sq. ft.
1.39 acres
iron pipe found not held
iron rod set
drill hole found and held
drill hole set
along or near land now or formerly owned by Justin E. Jaillet
178.57'
N24°07'00"W
138.41'
S63°27'20"W
43.26'
142.32'
N29°50'18"W
43.59'
S72°54'00"W
drainage maintenance easement
drainage maintenance easement area ±21,955 s.f.
drainage maintenance easement area ±17,826 s.f.
131.54'
141.08'
N73°09'51"E
drainage maintenance easement
N04°59'07"W
100.60'
158.03'
S77°06'57"W
326.55'
168.52'
along or near land now or formerly owned by Richard A. Brant

FLOOR PLANS


FLOOR PLANS
WORCESTER, MASS.
HORBERT ENGINEERING INC.


EXISTING BUILDING
FLOOR PLAN
MARELLO CONSTRUCTION CO. INC.
BUILDING ADDITION
SALTUS PRESS
24 JOLMA ROAD
WORCESTER, MA.
FLOOR PLAN

UMass Memorial Health
abbvie
CSX
YWCA
FERGUSON WATERWORKS
NFI
ABF Freight
An ArcBest Company
INDIAN HILL
BURNCOAT
GREENDALE
MORNINGDALE
GREAT BROOK VALLEY
BOOTH APARTMENTS AREA
INDIAN LAKE EAST
BRITTAN SQUARE
BIOTECH PARK AREA
SHREWSBURY STREET
LAKE PARK
FRANKLIN PLANTATION
Worcester
EDGEMERE
VERNON HILL
COLLEGE HILL
NORTH GRAFTON
NORTH QUINSIGAMOND VILLAGE
QUINSIGAMOND VILLAGE
SOUTH QUINSIGAMOND VILLAGE
Millbury
190
290
9
20
140
146
122
90
INTERSTATE 90
Google
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WORCESTER, MA

FOR LEASE | 45,300 SF INDUSTRIAL BUILDING ON 2.87 AC

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