



# 725 SOUTHBRIDGE STREET

## WORCESTER, MA

155,000 SF | WAREHOUSE/RETAIL SPACE FOR LEASE

- Subdividable
- Iconic Rotman's Building
- Phenomenal Visibility from and Accessibility to I-290



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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

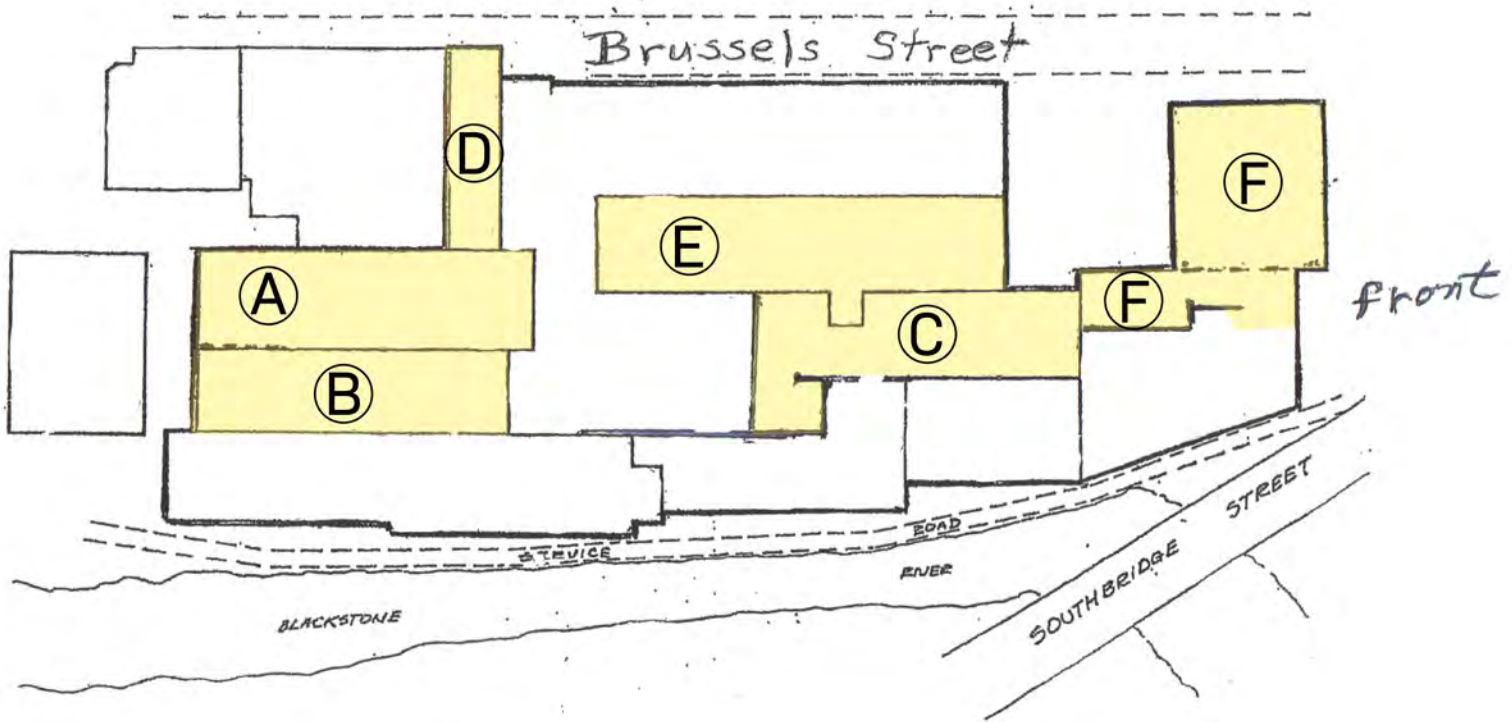
- Subdivides up to 6,000 SF
- 16'-20' Ceiling Height in 80% of the space
- 3 Tailboard Loading Docks
- 1 Drive-in Door
- 100+ Parking Spaces

## OFFERING SUMMARY

Lease Rate:	Sub-dividable from \$4.99/SF NNN to \$7.99/SF NNN
Available SF:	71,500 SF
Lot Size:	13 Acres
Building Size:	250,000 SF

DEMOGRAPHICS	75 MILES	100 MILES
Total Households	4,350,593	5,397,185
Total Population	10,359,739	12,396,960
Average HH Income	\$101,912	\$97,741

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	58,758	93,469
Total Population	156,882	244,365
Average HH Income	\$70,530	\$82,263



**SPACE A:**

- 22,000 SF Total
- 2 Floors (11,000 SF each) with conveyor belt to 2nd floor
- 16' Clear height
- 1 Dock and 1 grade level door

**SPACE B:**

- 10,000 SF
- 20' Clear Height
- Racked space shared docks and 1 drive-in door

**SPACE C:**

- 9,000 SF Total: 2,500 SF of office and 6,500 SF of showroom
- 20' Clear height

**SPACE D:**

- 3,500 SF
- 1 loading dock

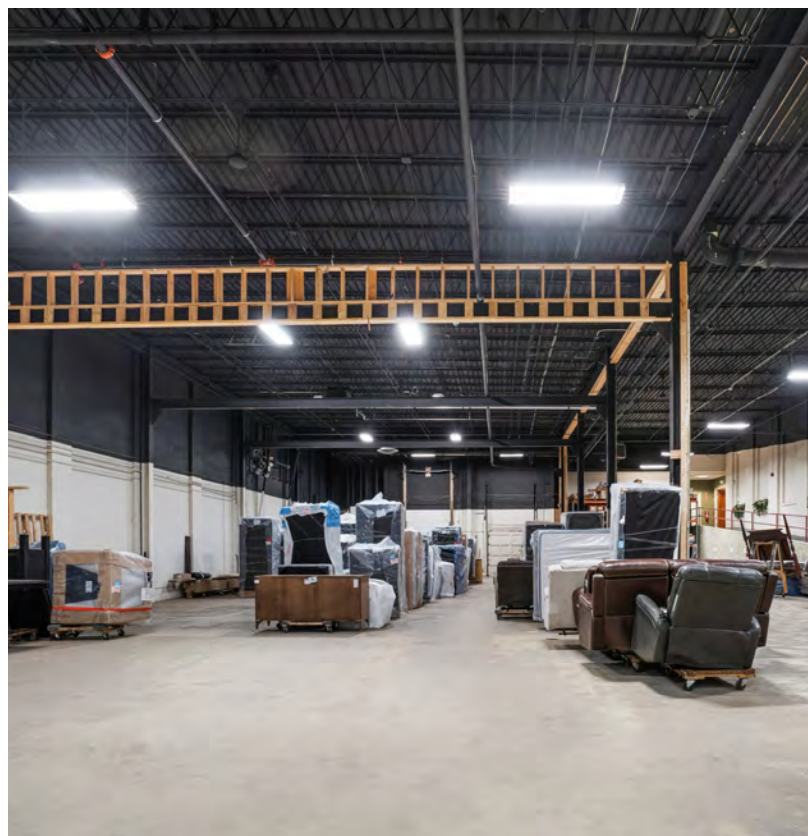
**SPACE E:**

- 14,000 SF Total: 10,000 SF of warehouse and 4,000 SF of showroom
- First level overhead door warehouse

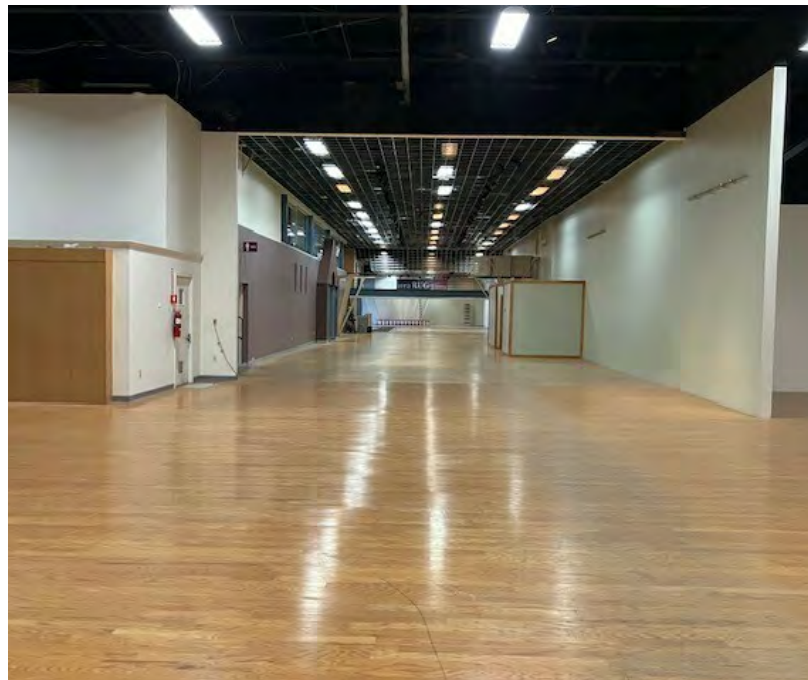
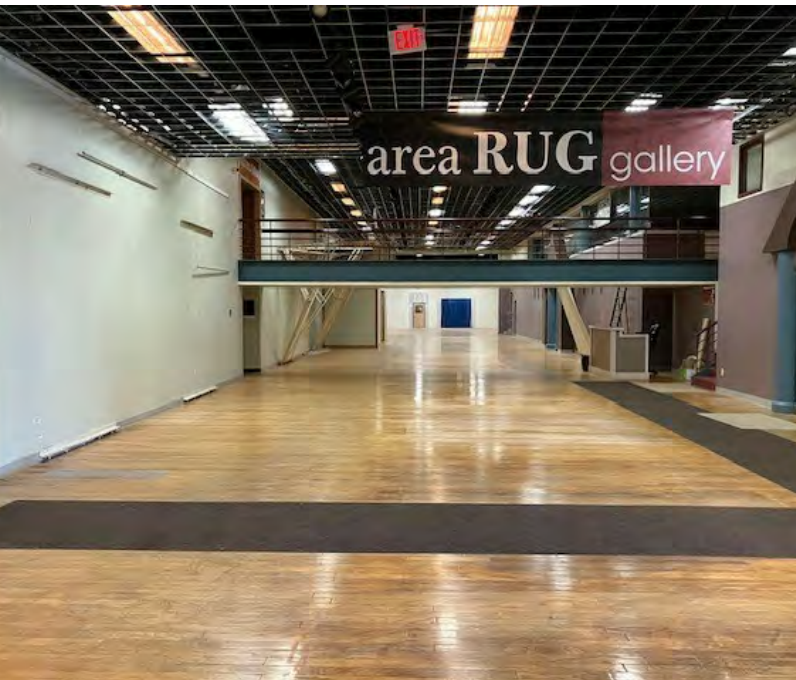
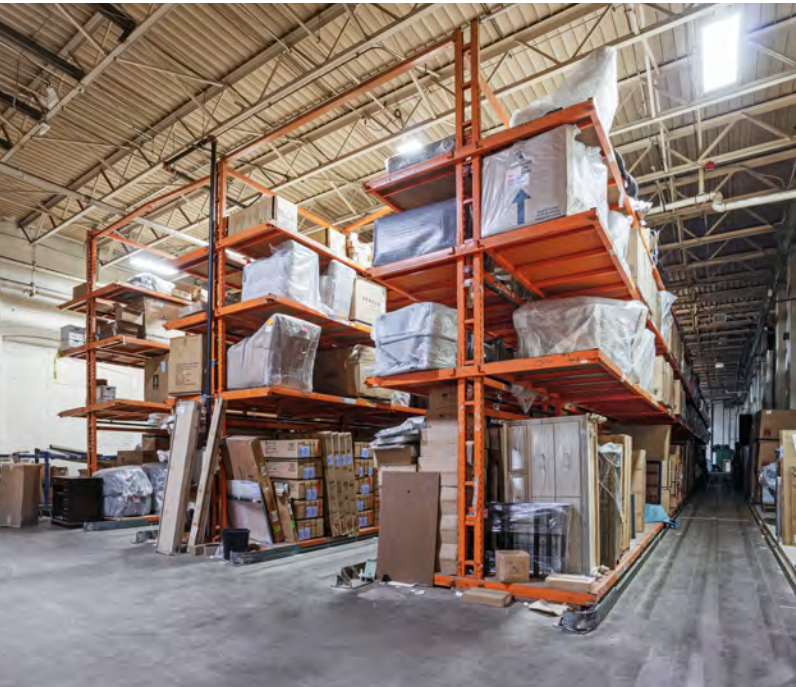
**SPACE F:**

- 13,000 SF Total: 9,000 SF of warehouse and 4,000 SF of showroom/retail
- Located on the first floor at front entrance

# PHOTO GALLERY



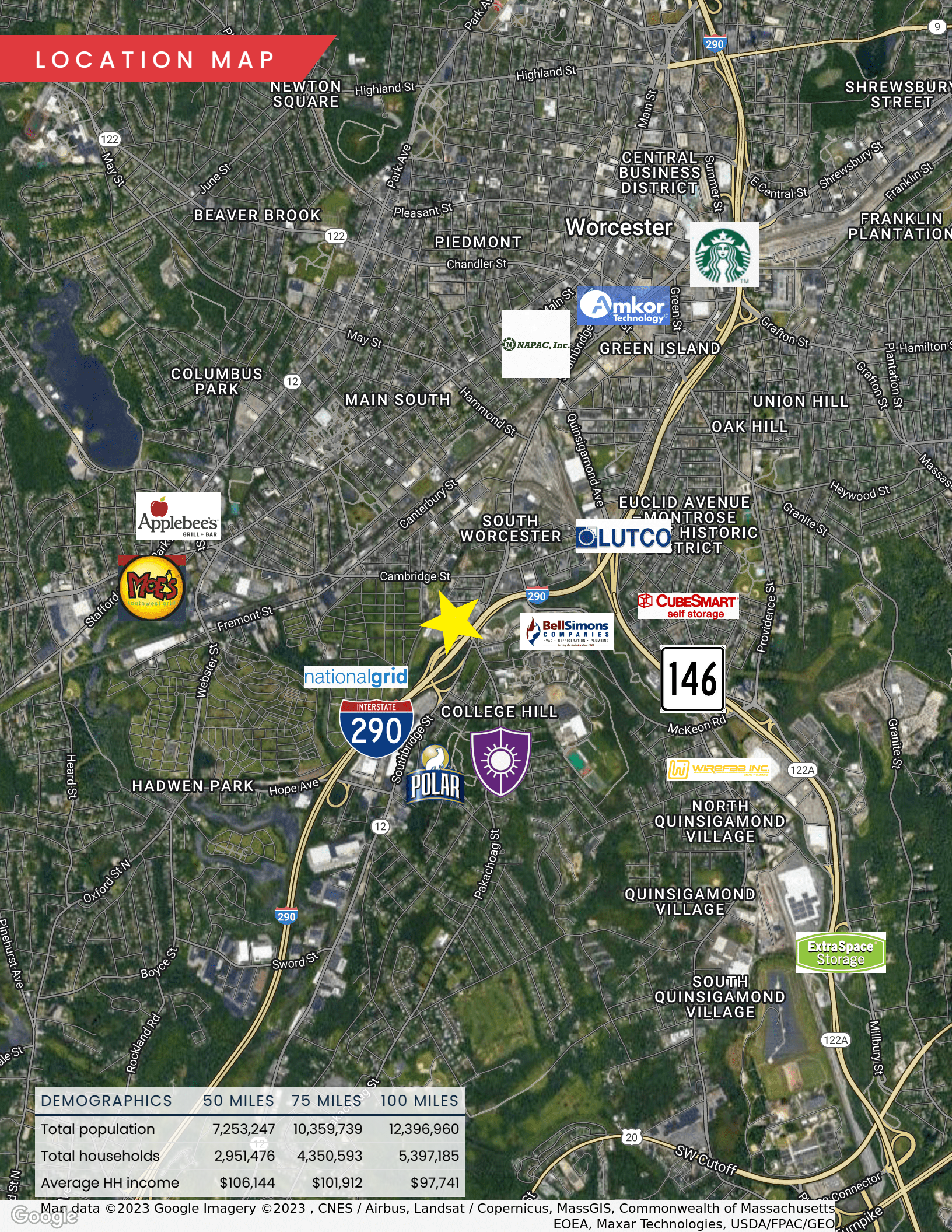
SPACES A-C



SPACE D&F



# LOCATION MAP



DEMOGRAPHICS	50 MILES	75 MILES	100 MILES
Total population	7,253,247	10,359,739	12,396,960
Total households	2,951,476	4,350,593	5,397,185
Average HH income	\$106,144	\$101,912	\$97,741

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## WORCESTER, MA

155,000 SF | HIGH QUALITY WAREHOUSE/RETAIL BUILDING FOR LEASE

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