

INDUSTRIAL PROPERTY FOR SALE / LEASE

10 CABOT STREET

Southbridge, MA 01550



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 10 Cabot Street in Southbridge, MA as available for sale and for lease. Located within the Southbridge Innovation Center, this historic warehouse was once home to the American Optical Company. With three loading docks and two drive-in doors, the building is an ideal opportunity for industrial or manufacturing companies.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$8 SF/yr (NNN)
Building Size:	42,665 SF
Available SF:	36,670 SF
Loading:	3 Docks, 2 Drive-Ins
Zoning:	M

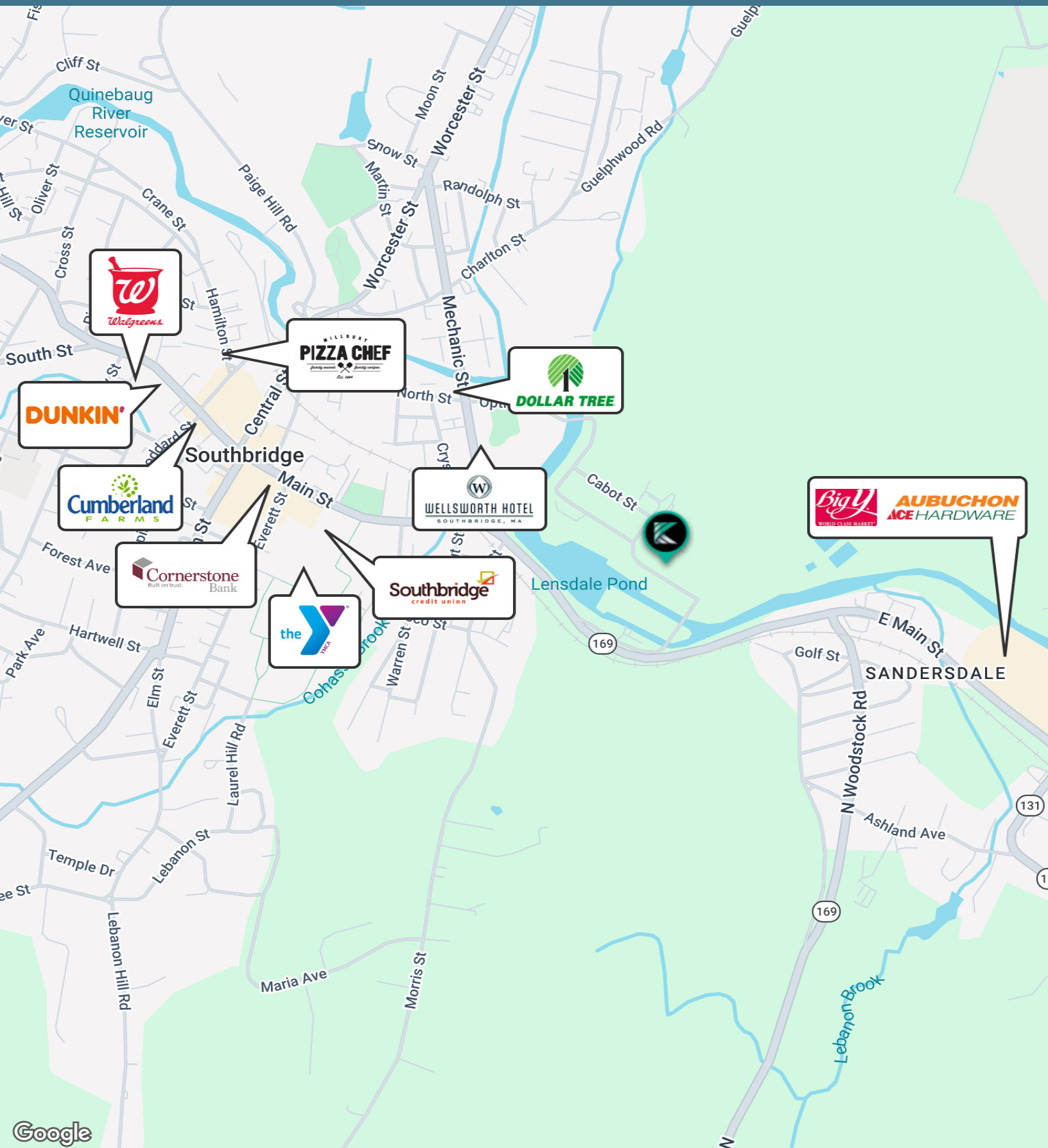
DEMOGRAPHICS	3 MILES	5 MILES	8 MILES
Total Households	8,277	12,640	29,458
Total Population	20,323	32,389	74,161
Average HH Income	\$84,392	\$101,754	\$106,682

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Area Amenities



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Location Map

