

3

NORTHEAST
BOULEVARD



Marcus & Millichap
THE KLEIN GROUP

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Institutional Property Advisors, a Division of Marcus & Millichap ("IPA") has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. IPA's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. IPA and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

3 NORTHEAST BOULEVARD

 3 Northeast Blvd
Sterling, MA 01564

PRESENTED BY

Harrison Klein

Vice President Investments

Office: (617) 896-7237

Harrison.Klein@MarcusMillichap.com

Luigi Lessa

Senior Associate

Office: (617) 896-7216

Luigi.Lessa@MarcusMillichap.com

Michael Grant

Associate

Office: (617) 896-7280

Michael.Grant@MarcusMillichap.com

Marcus & Millichap
THE KLEIN GROUP



PROPERTY DETAILS

3 NORTHEAST BOULEVARD

ADDRESS

3 NORTHEAST BLVD
STERLING, MA 01564

PRICE

\$950,000

OCCUPANCY

Vacant

NOI

N/A

BUILDING SIZE

7,500 sf

PROPERTY DESCRIPTION

PRICE	\$950,000
PRICE / SF	\$126.67
NET OPERATING INCOME	N/A
BUILDING SIZE	7,500 SF
LOT SIZE	2.06 Acres
YEAR BUILT	1995
STORIES	1
CLEAR HEIGHT	20 feet
LOADING	1 Drive in Door

PROPERTY HIGHLIGHTS

- Property to be delivered vacant at closing.
- Rare small free-standing building with ample parking.
- Clear span warehouse with high clear heights.



PLAT MAP



BUILDING SUMMARY

PROPERTY DESCRIPTION

3 Northeast is a clear span warehouse situated on two acres in Sterling, MA. The building features a single drive-in door, ample parking and high clear heights. The building has been the long time home to a machine shop which will be vacating at closing. Situated less than one mile from Interstate 190 the property offers easy access to Worcester County and the entire Route 2 Corridor.

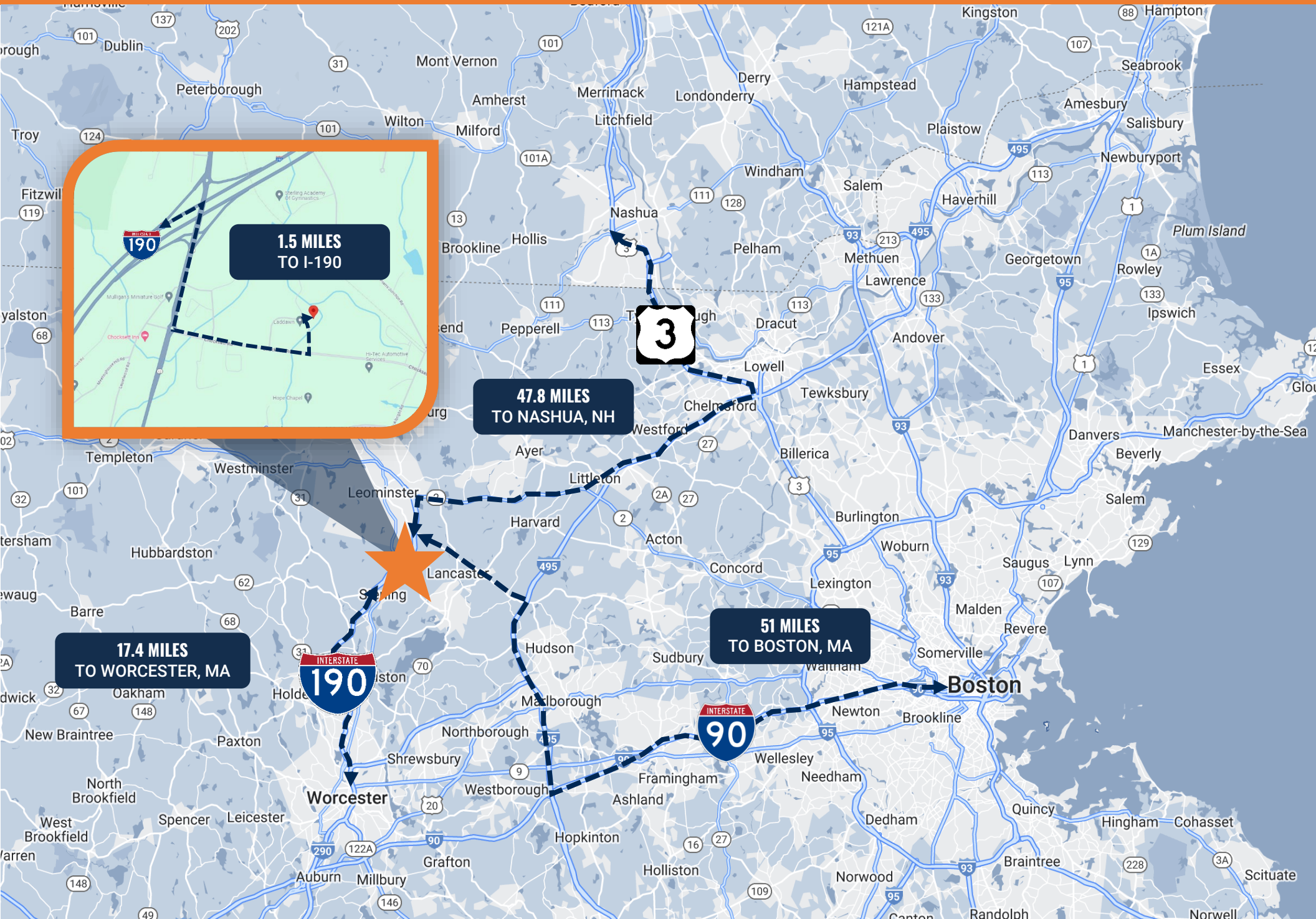
All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.

ADDRESS	3 Northeast Blvd, Sterling, MA 01564
YEAR BUILT	1995
PARCEL SIZE	2.06 Acres
PROPERTY TYPE	Light Industrial
PROPERTY SIZE	7,500 SF
ROOF	Metal
SPRINKLER	None
POWER	600 amps / 208 volts
CLEAR HEIGHT	25' to peak
LOADING DOCKS	1 Drive in Door
UTILITIES	Town water / Septic
HVAC	N/A
PARKING	8 parking spaces
ELEVATOR	None

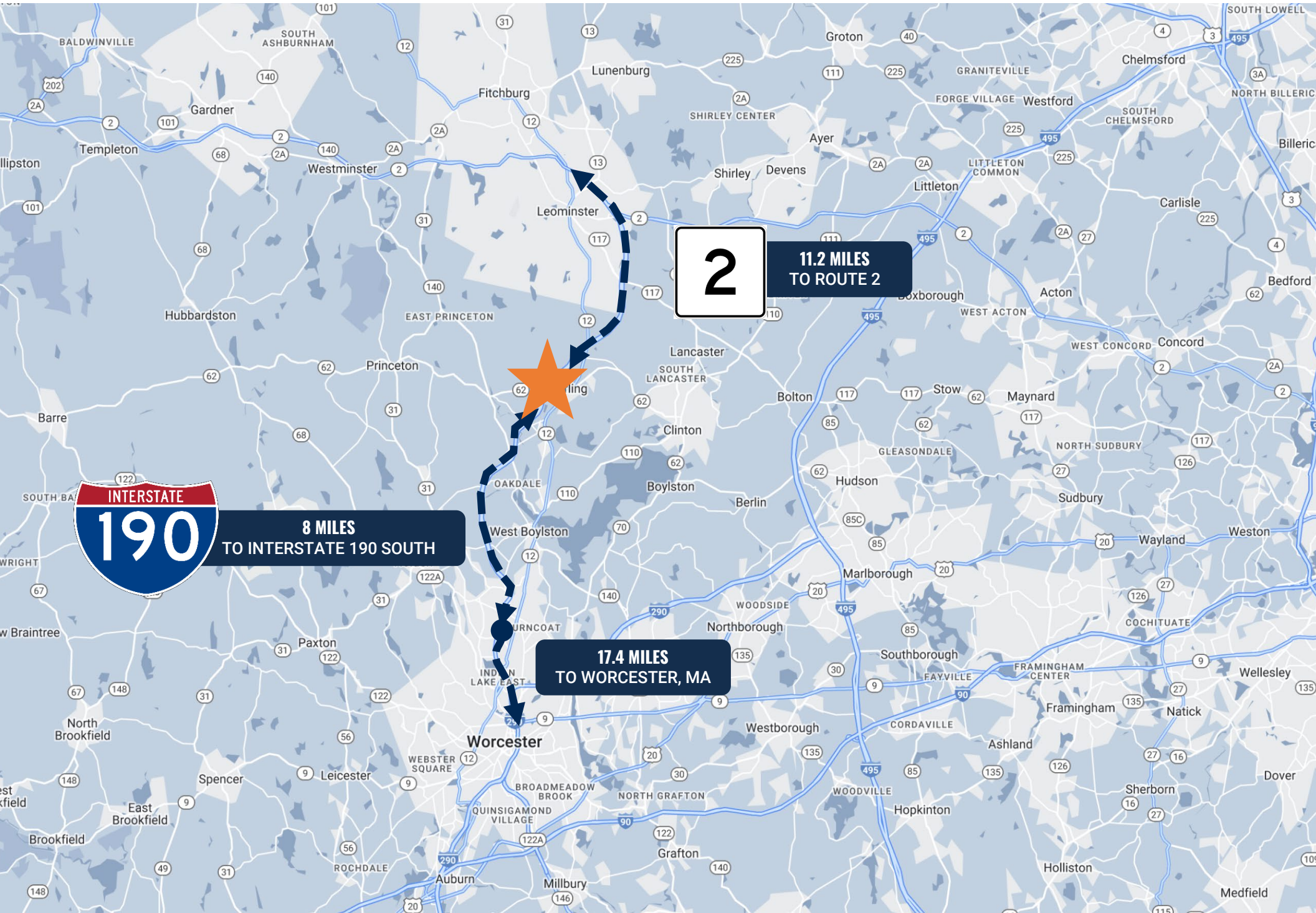




REGIONAL MAP



HIGHWAY ACCESS



2

**11.2 MILES
TO ROUTE 2**



**8 MILES
TO INTERSTATE 190 SOUTH**

**17.4 MILES
TO WORCESTER, MA**

PROPERTY PHOTOS



STERLING, MASSACHUSETTS

Sterling, situated in Worcester County, is a thriving hub for industrial and commercial activity. Its strategic location near major highways such as I-190 and Route 12 ensures excellent connectivity to key markets in New England. Sterling's proximity to Worcester, the second-largest city in Massachusetts, provides access to a large, skilled workforce and a network of suppliers and services. The town's industrial sector benefits from a supportive local government that offers various incentives and programs to attract and retain businesses, fostering a favorable environment for industrial growth and development.

Sterling's industrial market is characterized by a mix of traditional manufacturing, advanced technology, and logistics operations. Recent years have seen a surge in investment aimed at expanding and modernizing industrial facilities, reflecting the town's commitment to sustainable development and economic resilience. With a blend of rural charm and modern amenities, Sterling offers a balanced lifestyle that appeals to both businesses and their employees. The town's robust infrastructure, coupled with its strategic location and supportive community, makes Sterling an attractive destination for industrial investors seeking long-term growth and stability.



*HOME TO OVER
8,000 RESIDENTS*



*ACCESSIBLE VIA
I-190 AND ROUTE 2*



*HOME TO MANUFACTURING,
ADVANCED TECH AND
LOGISTICS COMPANIES*

LIVING



\$131,058
MEDIAN
HOUSEHOLD INCOME



442,000
EMPLOYED POPULATION
(WORCESTER COUNTY)

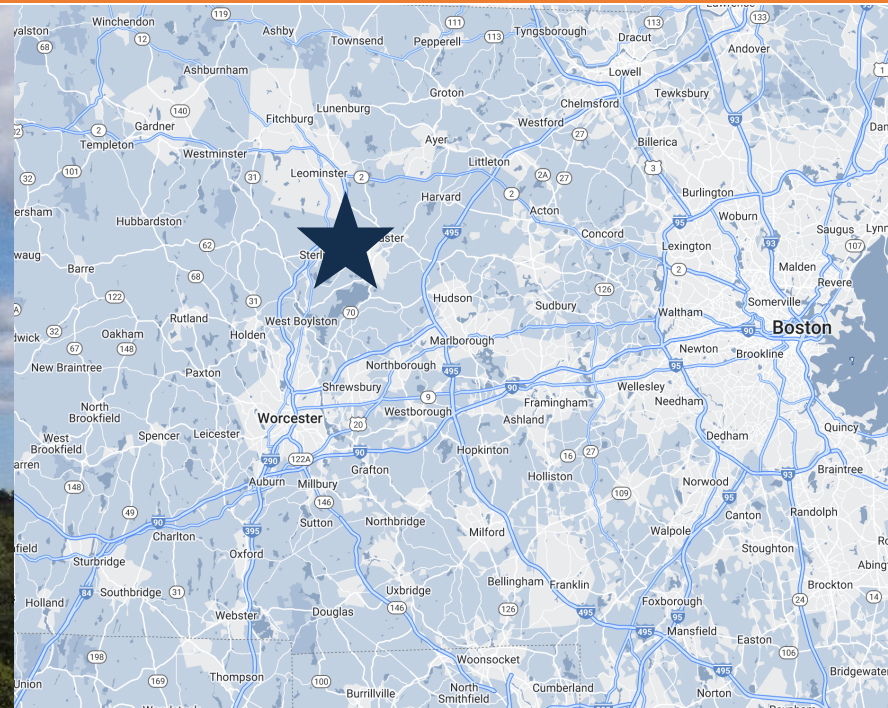


3,248
TOTAL
HOUSEHOLDS



31
SQUARE MILES
OF LAND

DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,012	12,205	51,657
2023 Estimate			
Total Population	1,000	12,058	50,870
2020 Census			
Total Population	998	12,367	51,379
2010 Census			
Total Population	933	11,310	47,419
Daytime Population			
2023 Estimate	826	9,699	39,166
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	377	4,727	21,154
2023 Estimate			
Total Households	372	4,659	20,801
Average (Mean) Household Size	2.7	2.6	2.4
2020 Census			
Total Households	369	4,621	20,621
2010 Census			
Total Households	329	4,169	18,744

Marcus & Millichap

THE KLEIN GROUP

*“Cutting Edge Technology
Meets Old School Methods”*

OFFICE AND INDUSTRIAL SPECIALISTS

Harrison Klein

First Vice President Investments
Tel: (617) 896-7237
Cell: (305) 401-4549
Harrison.Klein@MarcusMillichap.com
MA9580881

James Manning

Associate
Tel: (617) 896-7281
Cell: (203) 525-4822
James.Manning@MarcusMillichap.com
MA9574714

Mattias Edenkrans

Associate
Tel: (617) 896-7218
Cell: (214) 907-8227
Mattias.Edenkrans@MarcusMillichap.com
MA9583516

Will Thompson

Financial Analyst
Tel: (617) 896-7291
Cell: (410) 935-7311
William.Thompson@MarcusMillichap.com
MA9581427

Luigi Lessa

Senior Associate
Tel: (617) 896-7216
Cell: (561) 301-0988
Luigi.Lessa@MarcusMillichap.com
MA9566627

Ben Scherman

Associate
Tel: (617) 896-7287
Cell: (303) 809-7462
Ben.Scherman@MarcusMillichap.com
MA9580040

Michael Grant

Associate
Tel: (617) 896-7280
Cell: (617) 774-8410
Michael.Grant@MarcusMillichap.com
MA9581741

Morgan O'Brien

Marketing Coordinator
Tel: (617) 896-7286
Cell: (508) 641-9470
Morgan.O'Brien@MarcusMillichap.com