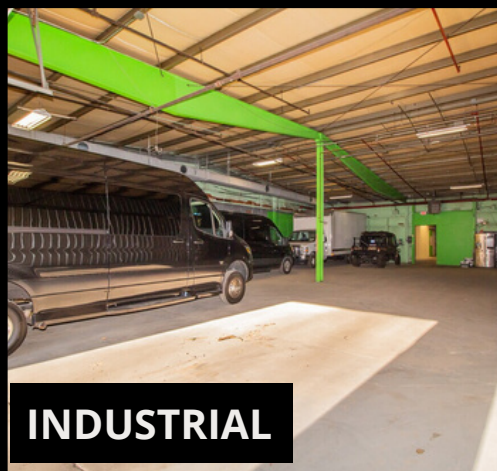


21-69 MAIN ST, LEICESTER, MA

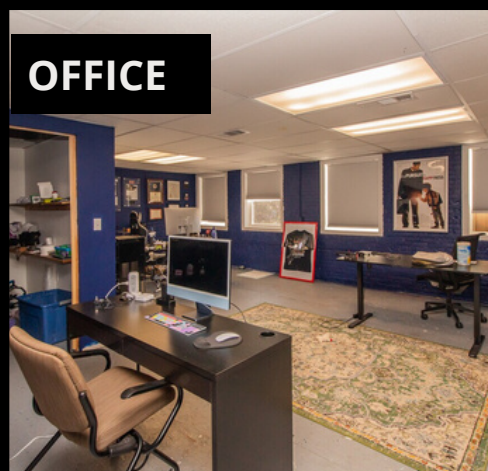


FOR LEASE
INDUSTRIAL/OFFICE/FLEX

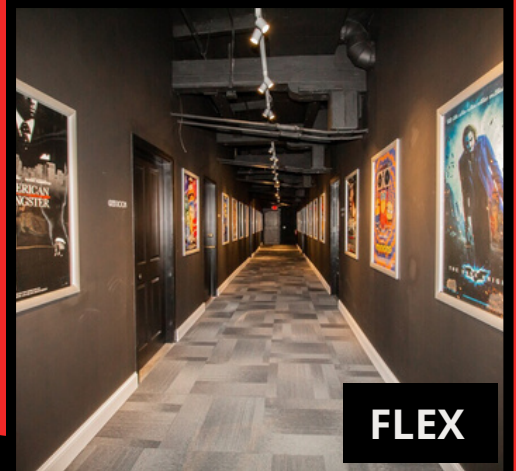
LEASE RATE:
\$10 - \$20 PSF



INDUSTRIAL



OFFICE



FLEX

UP TO 75,000± SF AVAILABLE IN A FORMER MILL ON ROUTE 9 IN CHERRY VALLEY, JUST OVER THE WORCESTER LINE. THIS HIGH-VISIBILITY, EASILY ACCESSIBLE PROPERTY OFFERS FLEXIBLE SPACE FOR OFFICE, RETAIL, DISTRIBUTION, OR LIGHT INDUSTRIAL USE. SUBDIVIDABLE FROM 500 SF, WITH COMPETITIVE RATES, FLEXIBLE TERMS, AND AMPLE ACREAGE FOR TRUCK ACCESS AND OFFLOADING. PRIME LOCATION ON A MAJOR WORCESTER COUNTY CORRIDOR.

LORNELL

REAL ESTATE

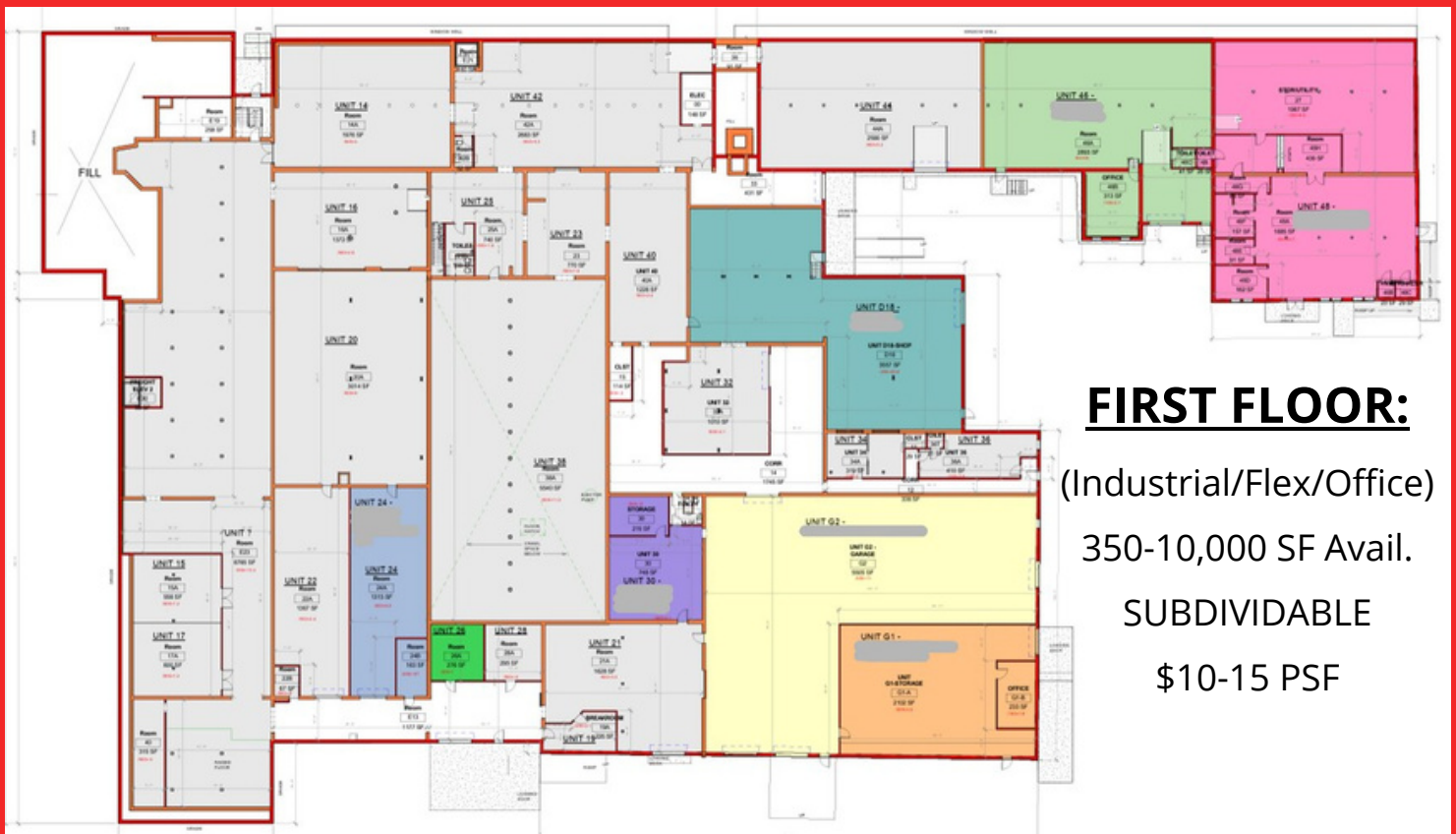
COLLIN MULCAHY

PRESIDENT

774-230-3634

COLLIN@LORNELLRE.COM

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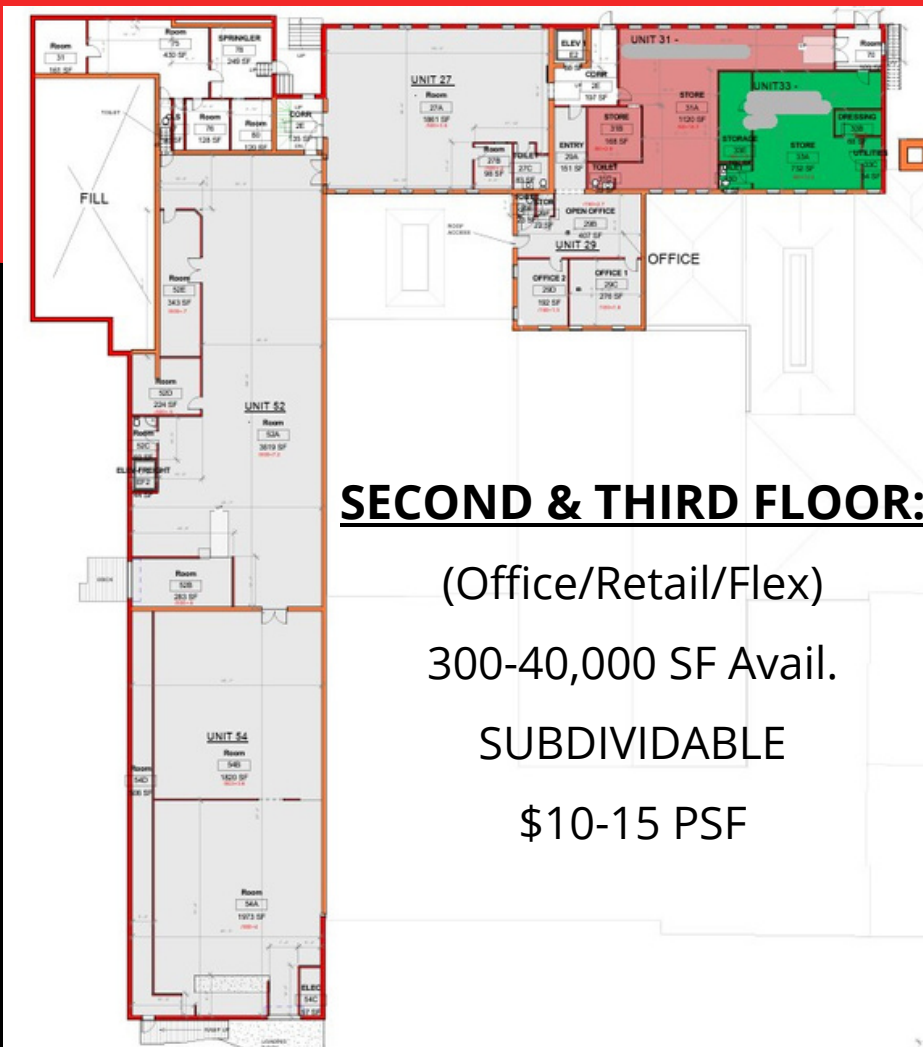
FIRST FLOOR:

(Industrial/Flex/Office)

350-10,000 SF Avail.

SUBDIVIDABLE

\$10-15 PSF



SECOND & THIRD FLOOR:

(Office/Retail/Flex)

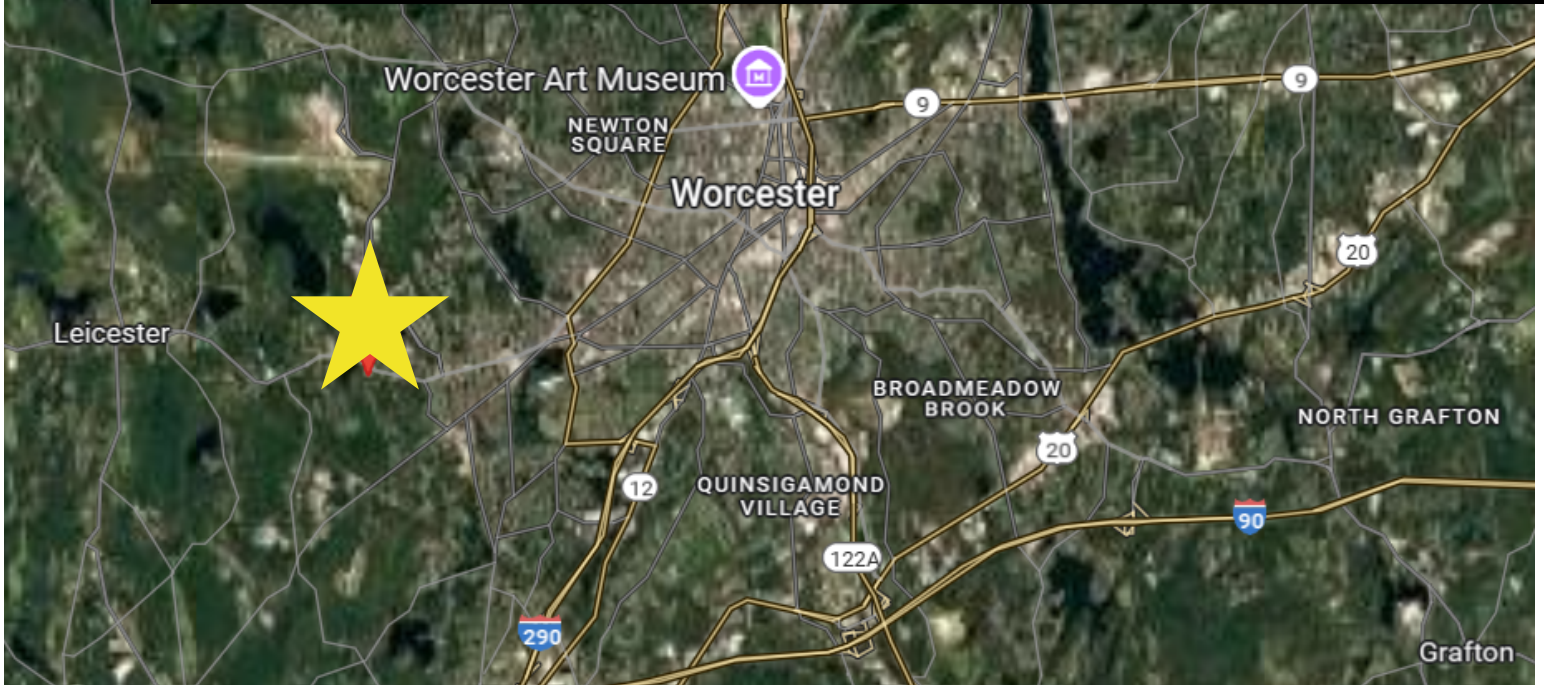
300-40,000 SF Avail.

SUBDIVIDABLE

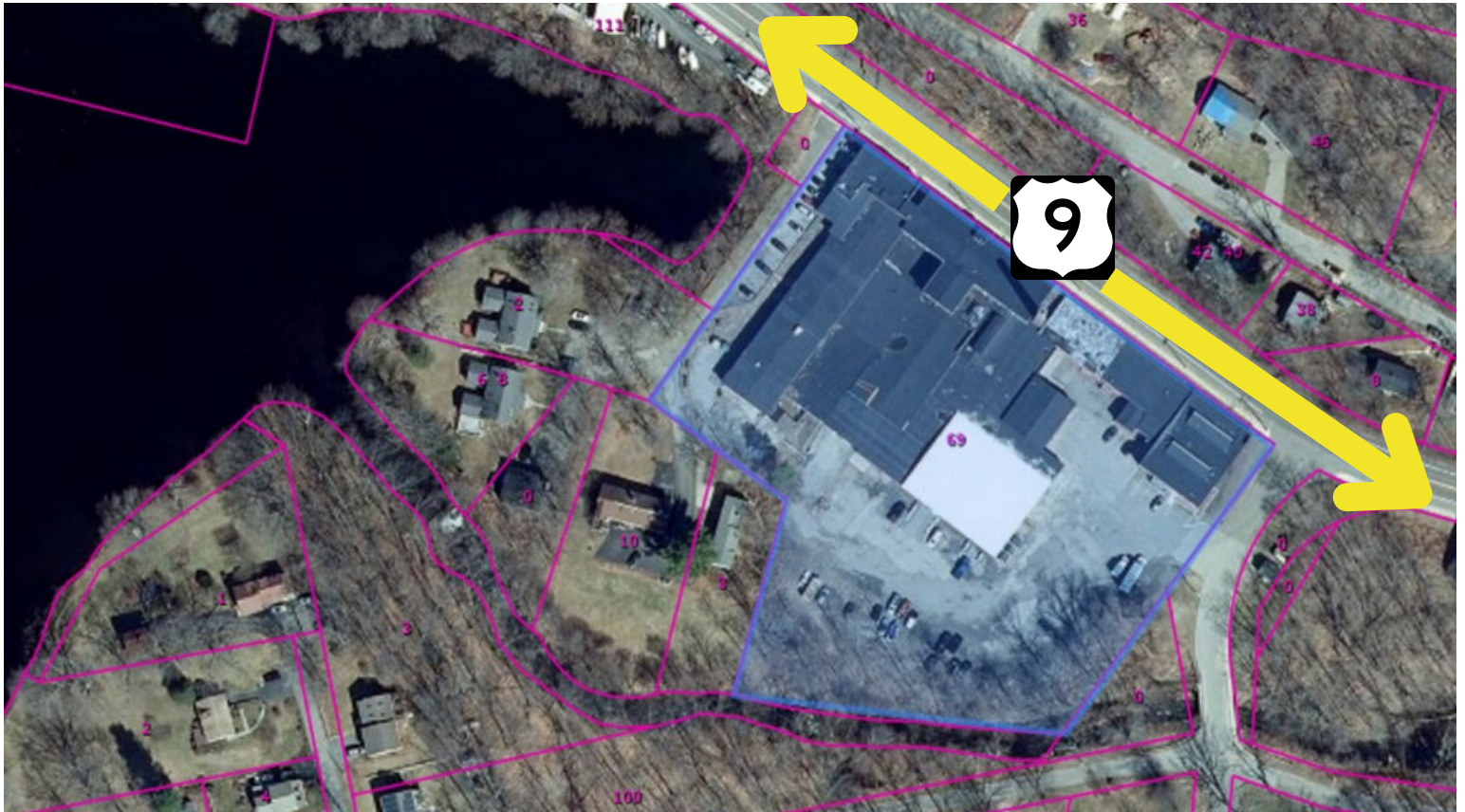
\$10-15 PSF



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ROUTE 9 LEICESTER - OBSERVING OVER 15,000 DAILY COMMUTERS



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