



8,500± SF INDUSTRIAL SPACE FOR LEASE

**442 WASHINGTON STREET
AUBURN | MA**

PROPERTY OVERVIEW



Prime location on Route 20 with Immediate access to I-90 (Mass Pike), I-290, and Route 146

Three oversized drive-in doors (14'H x 16'W) – ideal for heavy equipment servicing



Excellent for various industrial uses

Compressed air lines throughout

Outdoor storage space available



Convenient access to major New England markets including Worcester, Boston, and Providence

LEASE RATE:

Negotiable

SITE INFORMATION:

Building Size:

12,000 SF

Available Space:

+/- 8,500 SF

Outdoor Storage:

+/- 17,500 SF

Zoning:

GI

Clear Height:

15'-19'

Drive in Bays:

3 (14'H x 16'W)

Power:

3 Phase | 240v | 200a

Utilities:

Natural Gas heat
Public Water and Sewer

PHOTOS



LOT LINES



AREA MAP



122A

12

20

INTERSTATE
290

INTERSTATE
90

INTERSTATE
90

12

20

INTERSTATE
395

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DISTANCE

- I-90: 2.7 Miles
- I-395: 1.5 Miles
- I-290: 2 Miles
- I-190: 9 Miles
- I-495: 16.5 Miles
- R146: 3.5 Miles
- R9: 7 Miles

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