

- 7 MIDSTATE DRIVE
AUBURN, MA

Move in. Get started.

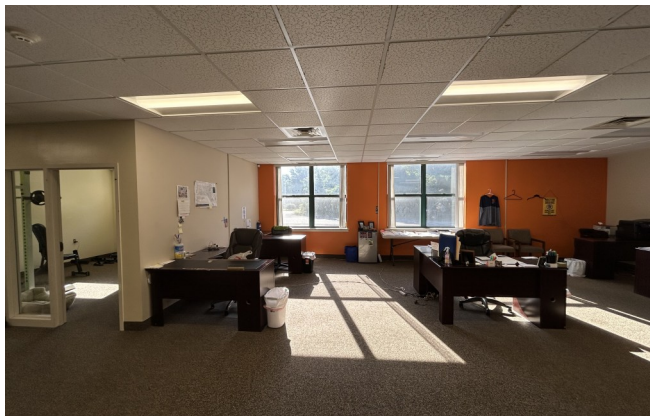
±3,750 SF of professional office space located on the first floor at 7 Midstate Drive in Auburn, MA.



- 7 MIDSTATE DRIVE
AUBURN, MA

Visualize your future workspace.

Brian Johnson of Kelleher & Sadowsky Associates, Inc. is pleased to introduce the availability of ±3,750 SF of professional office space located on the first floor at 7 Midstate Drive in Auburn, MA. The suite provides flexible workspace with three (3) private offices, one (1) conference room, IT/storage room, and workstation area to accommodate 12-16 additional employees. The property offers on-site parking for both employees and clients as well as an exceptional location at the crossroads of the Mass Pike, I-290, I-395 and Route 20. Parking and access to major highway systems make this suite highly attractive for a variety of office users. Please call us today to schedule a tour.



● 7 MIDSTATE DRIVE
AUBURN, MA

Space *specifications.*



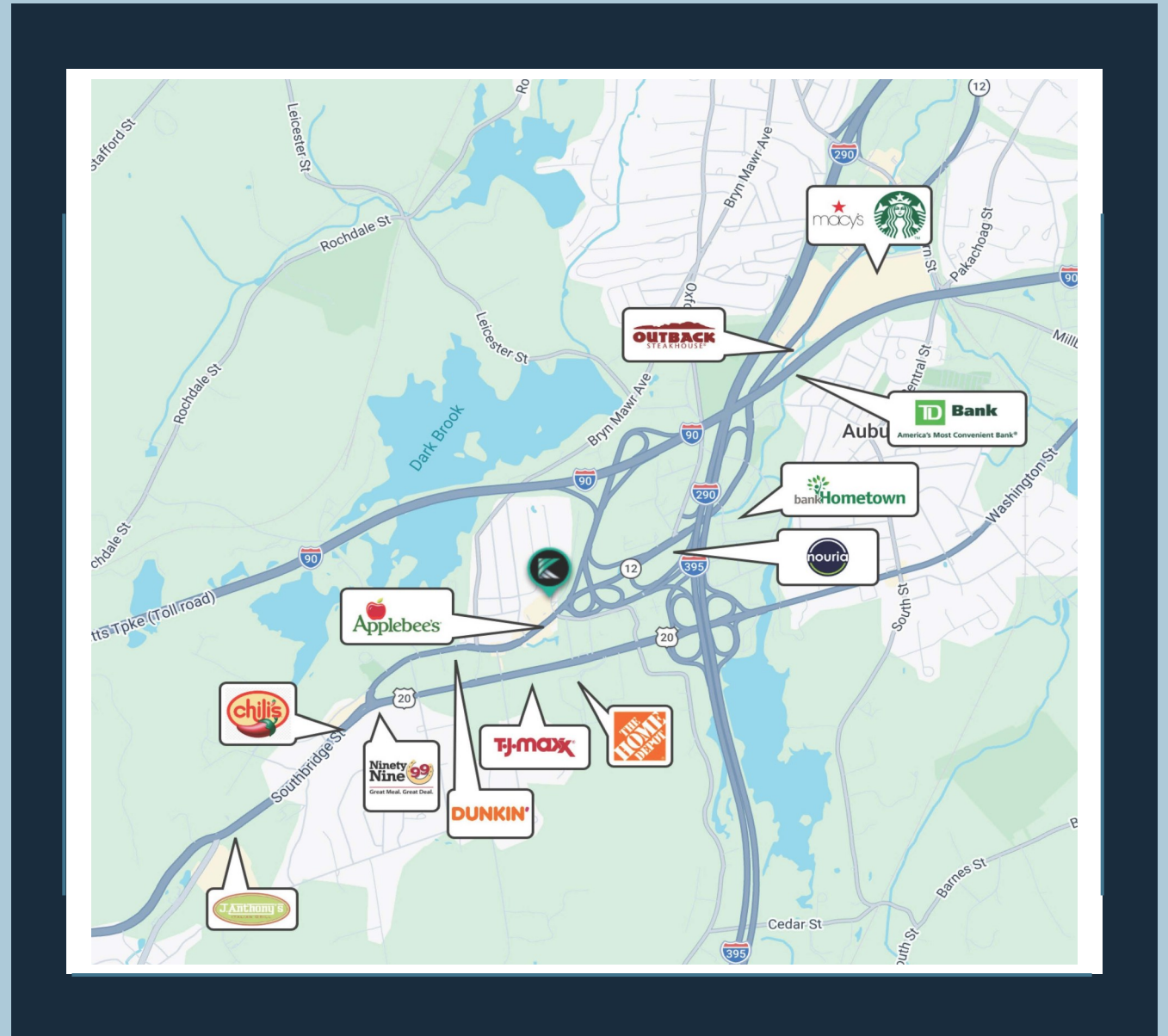
PROPERTY TYPE	Office
BUILDING SIZE	±14,944 SF
AVAILABLE SF	±3,750 SF
ZONING	HB—Highway Business
PARKING	±65 spaces (±4 spaces per 1,000 SF)
UTILITIES	Town water & sewer, electricity for HVAC,, plugs & lights
LEASE RATE	\$20.00/SF (plus electric & janitorial)

- 7 MIDSTATE DRIVE
AUBURN, MA
SHREWSBURY, MA

The *advantage* of location.

7 Midstate Drive sits at the entrance and crossroads of one of Central Massachusetts' most accessible commercial locations. The property is positioned at the intersection of I-90 (Mass Pike), I-290, I-395, Route 20, and Route 12, giving tenants direct highway access in every direction.

This location puts Worcester, Boston, Springfield, Hartford, and Providence all within reach, making it a strong fit for tenants who need regional or New England-wide coverage. Auburn's position at this highway convergence has long made it a preferred address for office and service businesses that value convenience for staff, clients, and visitors alike.



- 7 MIDSTATE DRIVE
AUBURN, MA
SHREWSBURY, MA

Request *a tour.*

Brian Johnson

johnson@kelleher-sadowsky.com

C. 774-272-1112

This information has been obtained from sources believed reliable. Kelleher & Sadowsky Associates, Inc. has not verified it makes no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

Kelleher & Sadowsky

120 Front Street, Suite 210
Worcester, MA 01608
508-577-0707 • Kelleher-Sadowsky.com

