

# INDUSTRIAL PROPERTY FOR LEASE

# 68 ALBANY STREET

*Worcester, Massachusetts*



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**PROPERTY DESCRIPTION**

Kelleher & Sadowsky Associates, Inc. is pleased to introduce a ±31,175 square foot industrial manufacturing/warehouse facility located at 68 Albany Street in Worcester, MA. The property is well located in the heart of Worcester, providing excellent access to Routes 20, 146, I-290, and the Massachusetts Turnpike (I-90). The well-maintained facility has outside fenced storage, two (2) oversized drive-in doors, above-average ceiling height (±24’), and two (2) bridge cranes. The Landlord is willing to make interior upgrades to the premises that can be amortized into the base rent, including but not limited to new LED lighting, painting the interior, and making office related improvements.

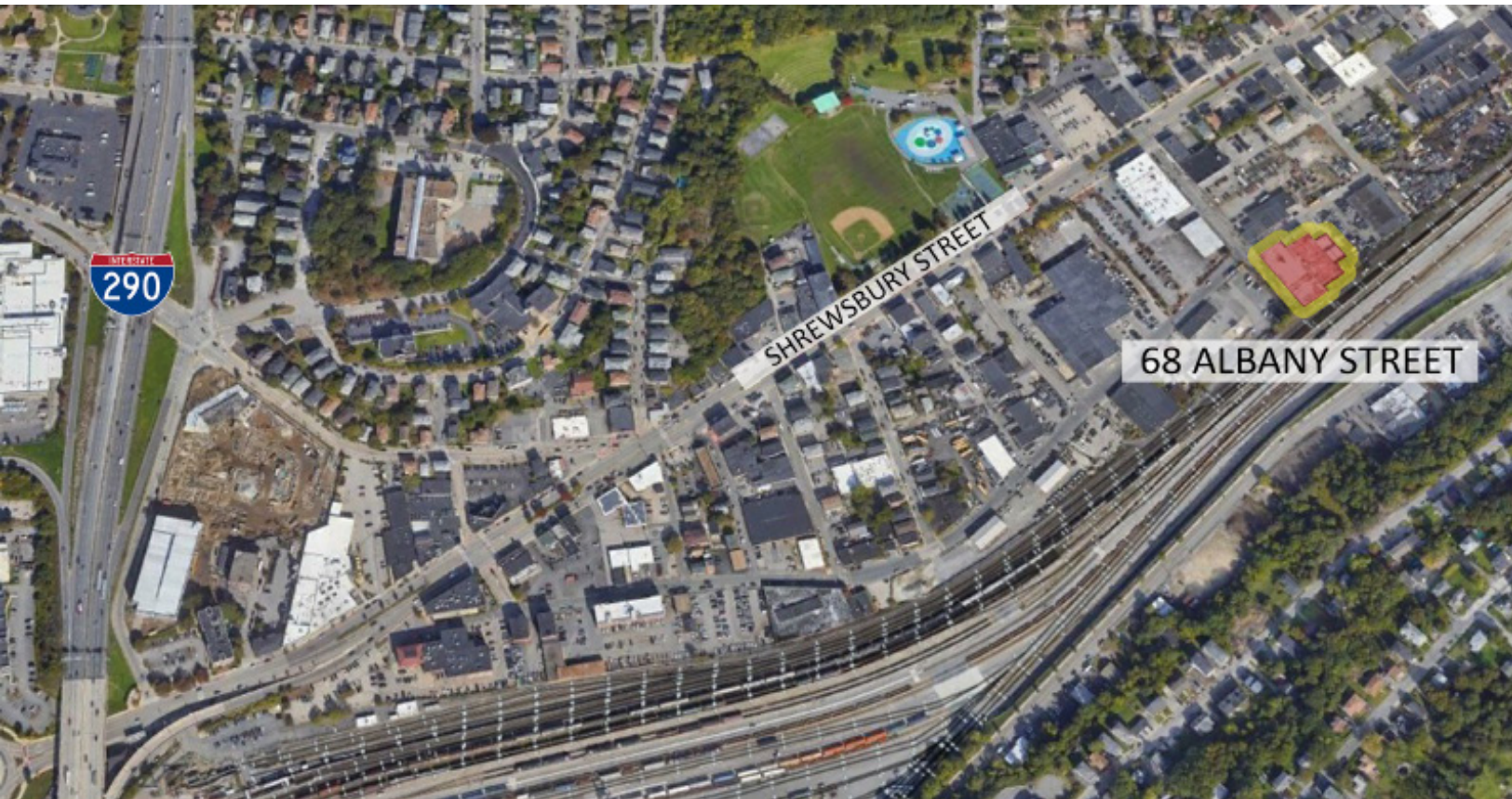
**OFFERING SUMMARY**

MBLU:	16/031/00003
Building Size:	± 31,175 SF
Year Built:	1975
Land Area:	0.95 Acres
Zoning:	MG-2 (General Manufacturing)
Construction:	Steel & concrete block
Roof:	Rubber membrane
Loading:	Two (2) drive-in doors (12' x 16')
HVAC:	Forced Air
Utilities:	Municipal water & sewer, electricity
Column Spacing:	40' x 20'
Ceiling Height:	± 24'
Lease Rate:	\$6.95/SF (NNN)



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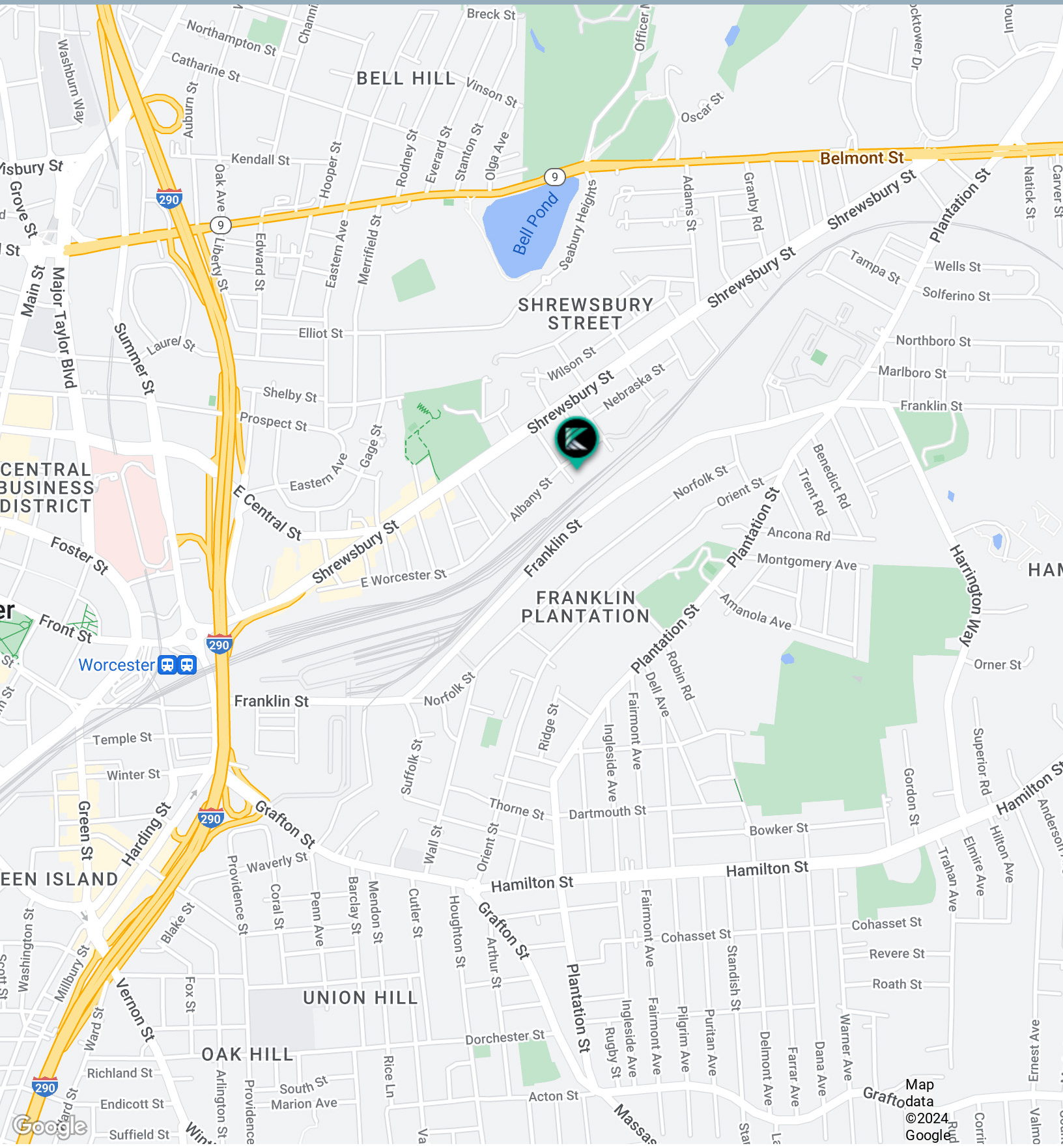
[Additional Photos](#)





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Location Map



Map  
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