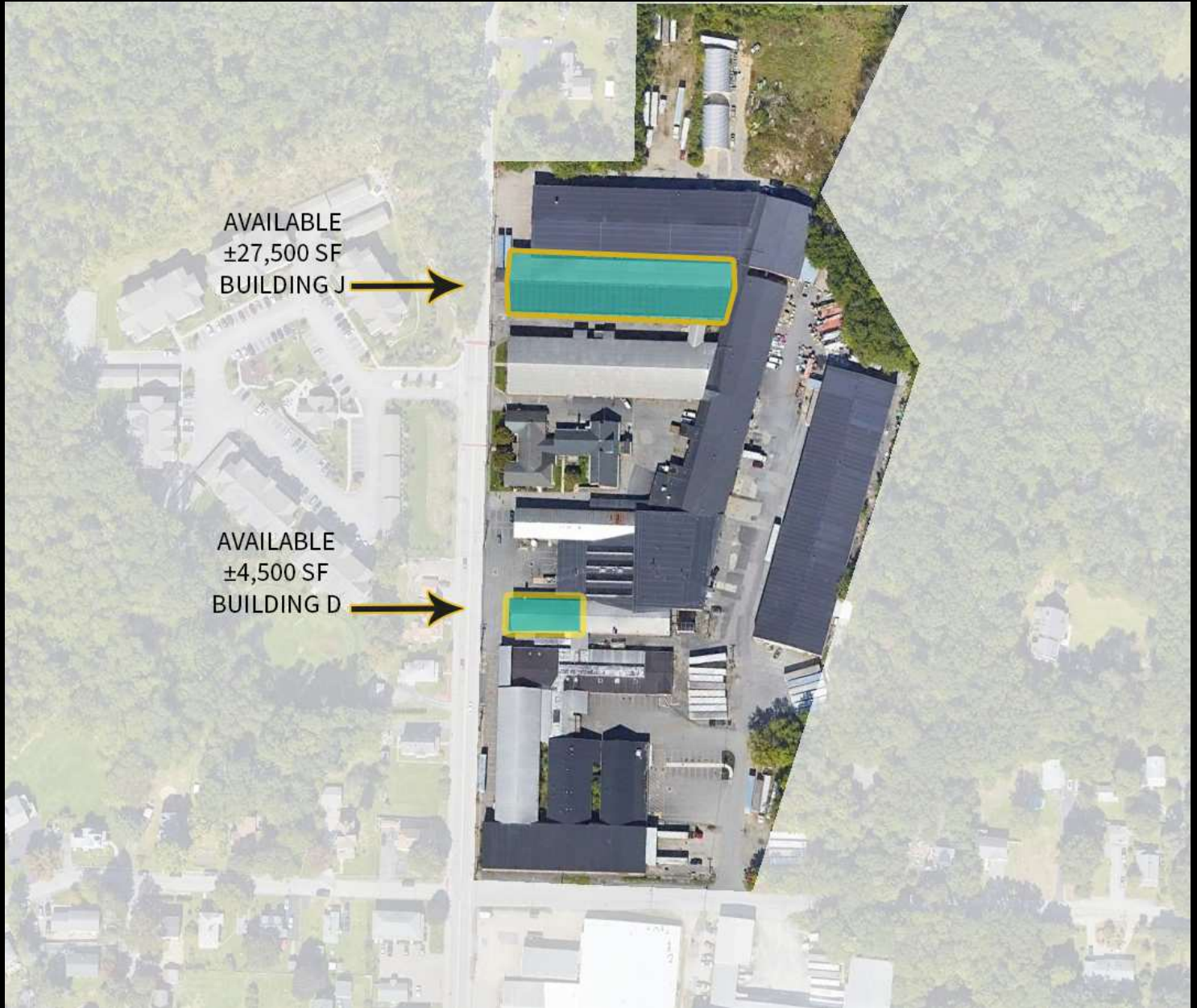


INDUSTRIAL SPACE FOR LEASE

HOWE AVENUE INDUSTRIAL PARK

50 Howe Avenue, Millbury, Massachusetts



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PROPERTY SUMMARY • HOWE AVENUE INDUSTRIAL PARK



PROPERTY DESCRIPTION

Brian Johnson & Paul Matt of Kelleher & Sadowsky Associates, Inc. are pleased to offer the availability of highly functional and efficient industrial / warehouse space available at the Howe Avenue Industrial Park located at 50 Howe Avenue in Millbury, MA. Each space available offers column free space with high ceilings, loading docks and drive-in doors as well as adequate electrical capacity for a variety of users. Building R has just undergone a significant renovation with all new electrical service, brand new windows, updated LED lighting throughout and a new bathroom.

The Howe Avenue Industrial Park is located within five minutes of Route 20 and Route 146 with easy access to Mass Pike and I-290. The property offers a perfect fit for a warehouse, distribution, manufacturer or industrial user looking for easy highway access and a secure setting. The multi-tenanted property is well maintained by the on-site Landlord.

SUMMARY OF ALL AVAILABLE SPACES:

Building J: ±27,500 SF – column-free space with ±18’ clear ceiling height. Two (2) tailboard height loading docks and access to one (1) drive-in door. Perfect for warehousing products and inventory. Warehouse racking equipment may be available for the next tenant.

Building D: ±4,500 SF – 30’ clear ceiling height & column free space. Access to shared loading dock.

In addition to all industrial / warehouse space available, there is ±1,200 SF of professional office space available as well as two storage Quonset huts of 2,500 SF each.

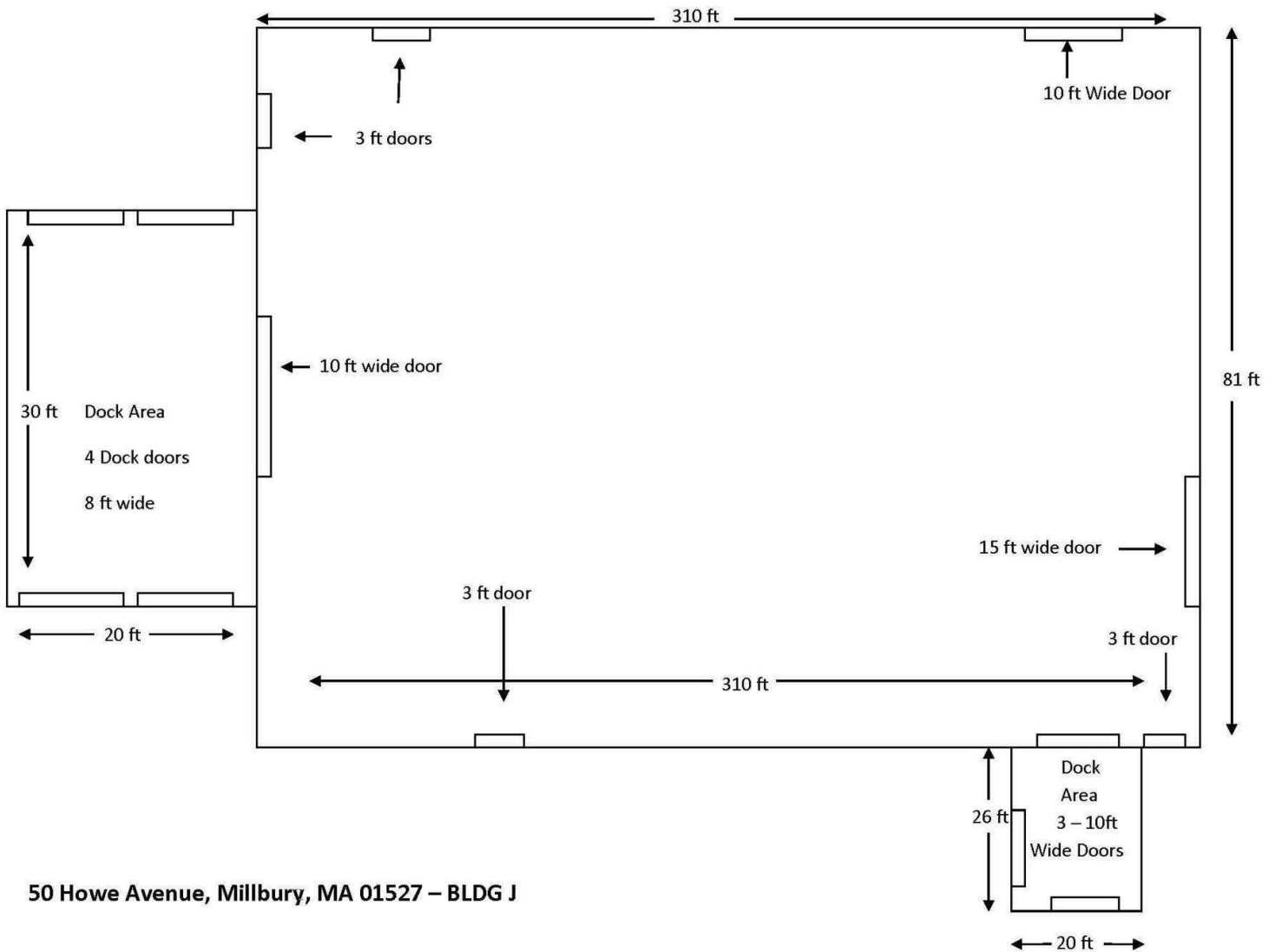
OFFERING SUMMARY • HOWE AVENUE INDUSTRIAL PARK



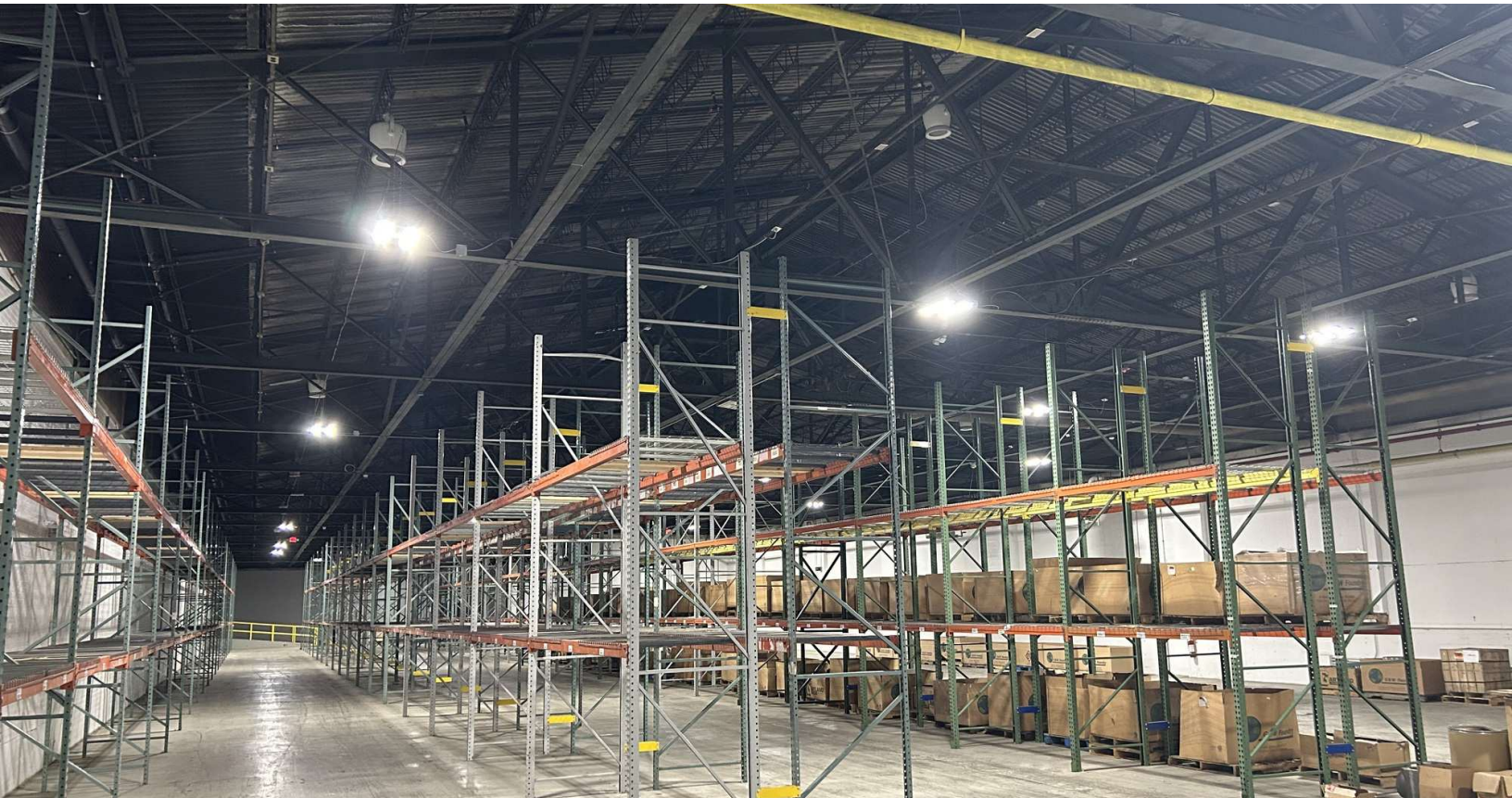
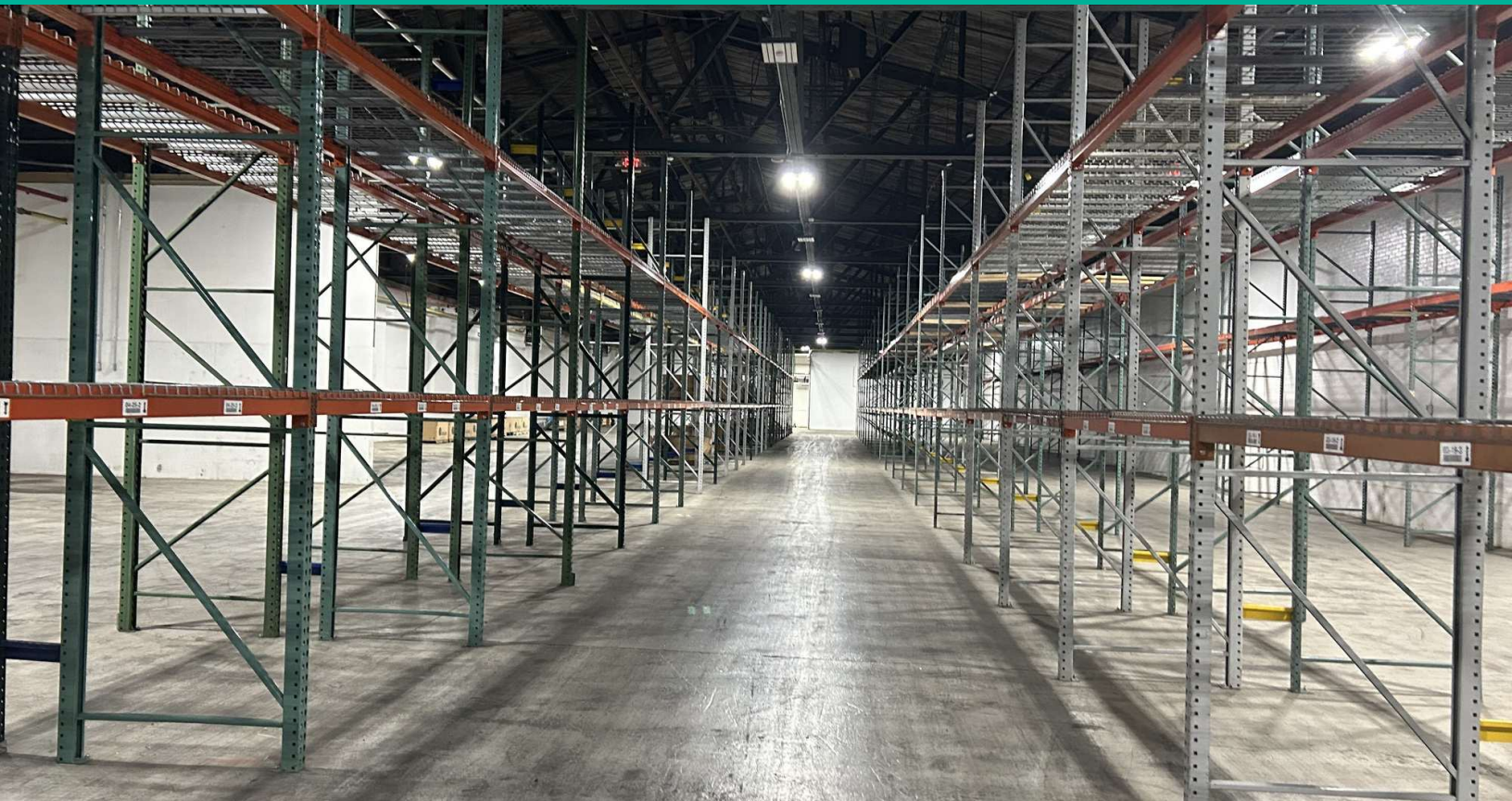
OFFERING SUMMARY

Property Type:	Industrial / Warehouse
Available Space:	Building D: ±4,500 SF Building J: ±27,500 SF
Storage Space Available:	Two (2) 2,500 SF Quonset huts available
Loading:	Loading docks and drive-in doors available
Column Spacing:	All column-free, clear span
Zoning:	Industrial-1
Lease Rate:	\$9.50/SF/yr (NNN)
NNN Estimates:	± \$1.50/SF

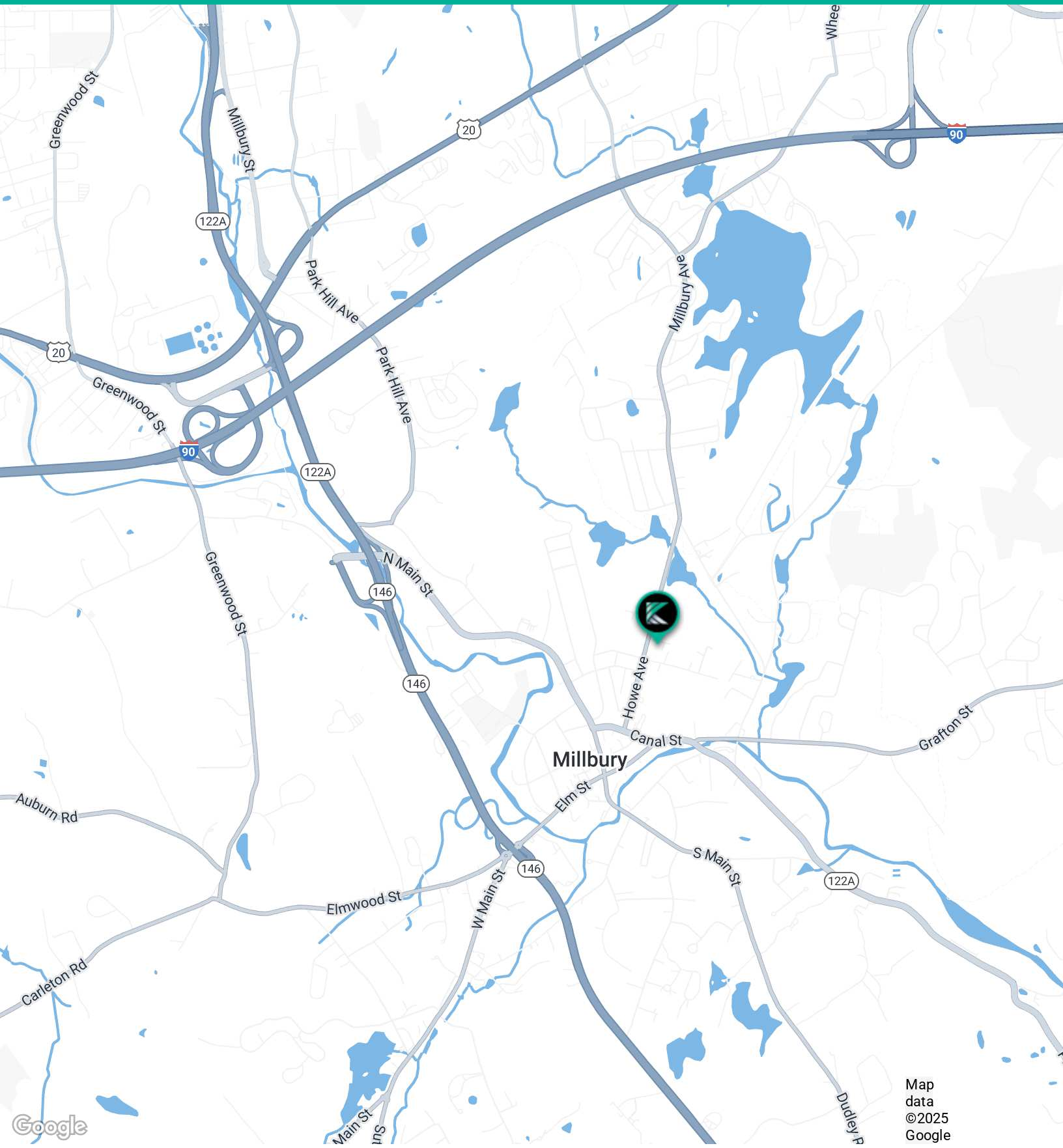
BUILDING J • HOWE AVENUE INDUSTRIAL PARK



BUILDING J • HOWE AVENUE INDUSTRIAL PARK



LOCATION • HOWE AVENUE INDUSTRIAL PARK



Map data
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