

FOR SALE

204 West Main Street

Millbury, Massachusetts 01527

\$1,650,000

ASKING

- 22,090 SF

BUILDING
- 1.64 AC

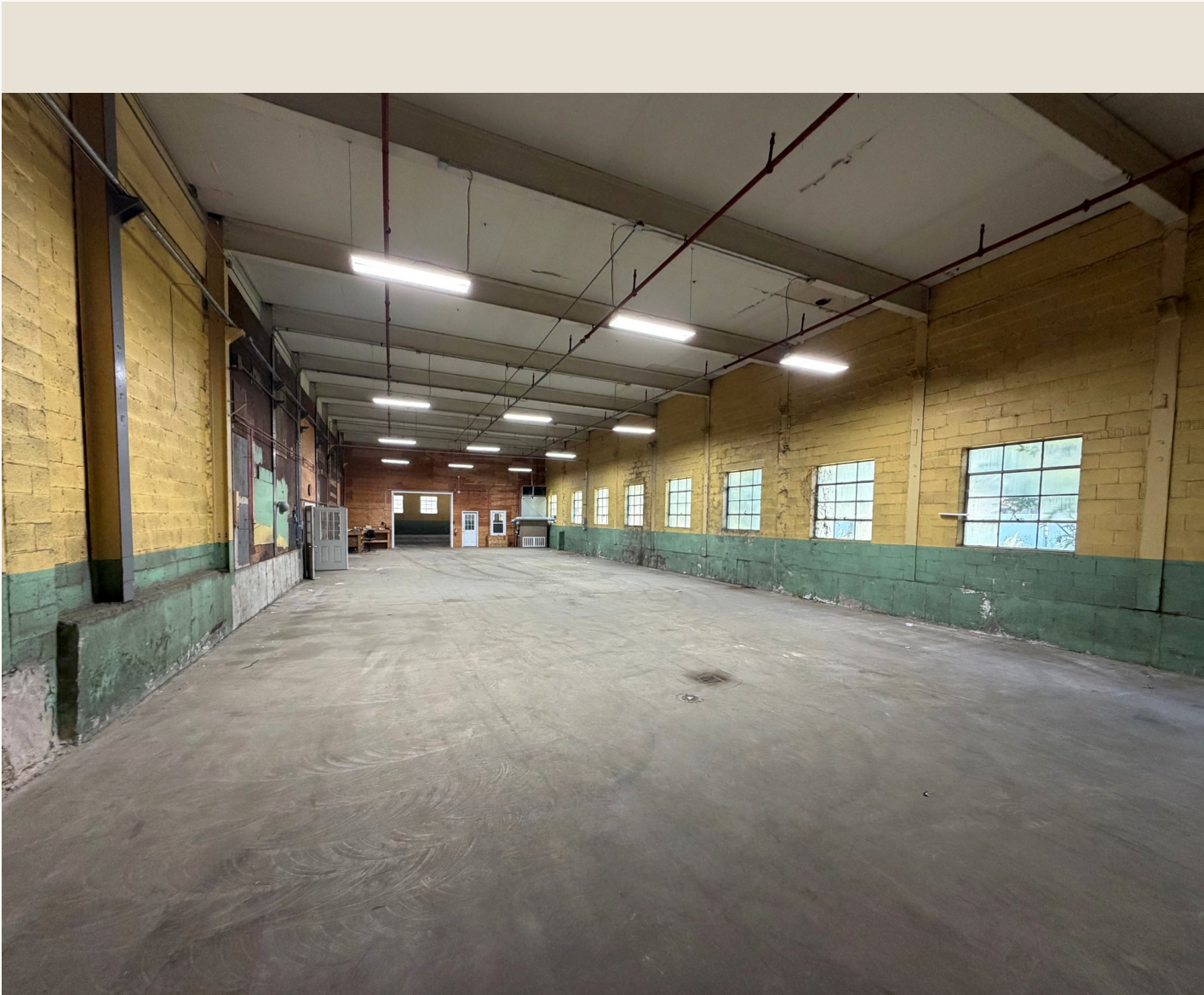
SITE
- 1.13 AC

YARD
- Dock + 14'x12'

LOADING
- Dry system

SPRINKLER
- Industrial

ZONING



Open warehouse bay

OPEN WAREHOUSE BAY

Industrial and flex space with yard and drive-in access.

204 West Main Street is a 22,090-square-foot industrially zoned building on 1.64 acres in Millbury. Approximately 1.13 acres of outdoor yard supports equipment, materials, vehicles, and containers. The building includes warehouse, shop, and office space, a loading dock, and 14-foot by 12-foot overhead drive-in doors. The building is fully sprinklered with a dry system. An unfinished second floor is excluded from the 22,090 SF figure and can be completed to add usable area.



BUILDING AND YARD



YARD, DOORS, AND STREET WING

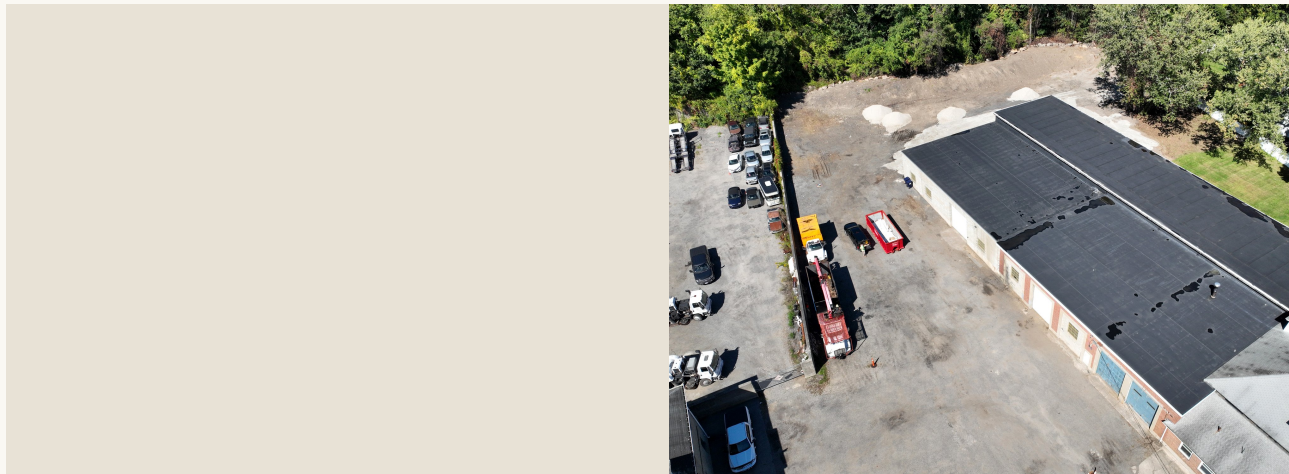
Street frontage, roof, and full site.



WEST MAIN STREET AND OFFICE WING



OVERHEAD SITE PLAN

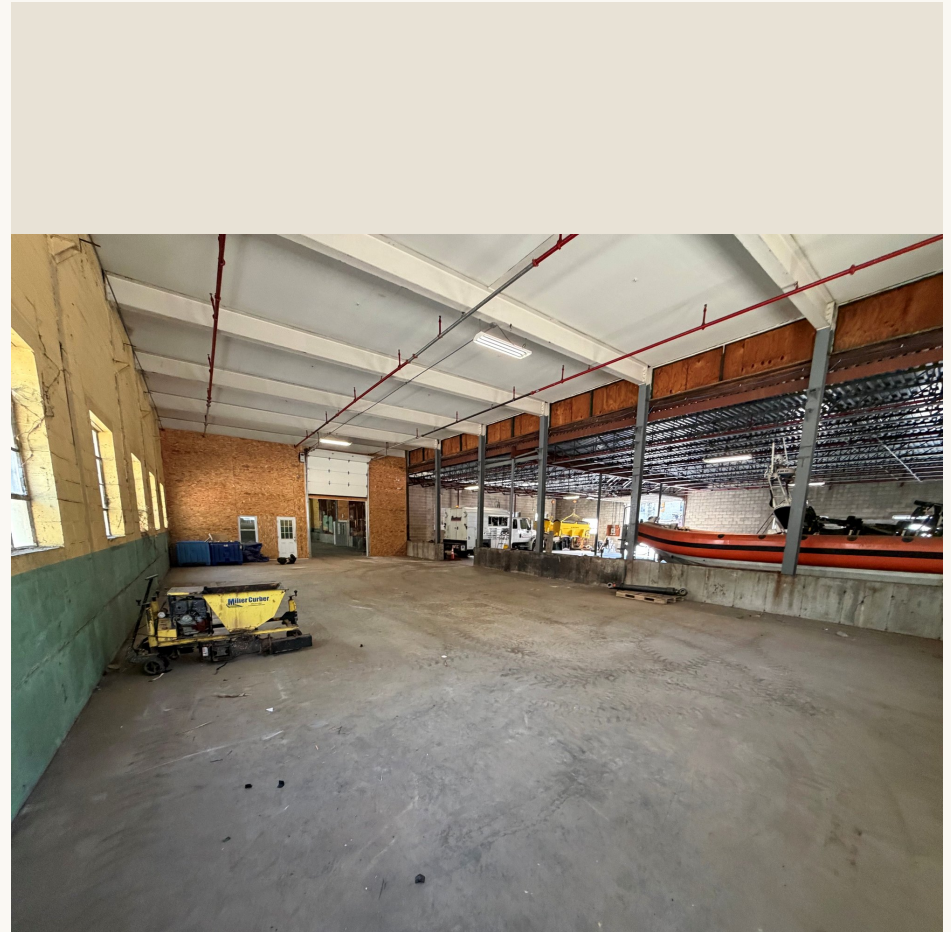


YARD AND BUILDING FROM ABOVE

Shop bays, steel structure, and through-access.



LOOKING THROUGH TO THE SHOP AND YARD DOOR



OPEN BAY WITH DRIVE-IN AND MEZZANINE STRUCTURE

High-bay shop space and contractor operations.

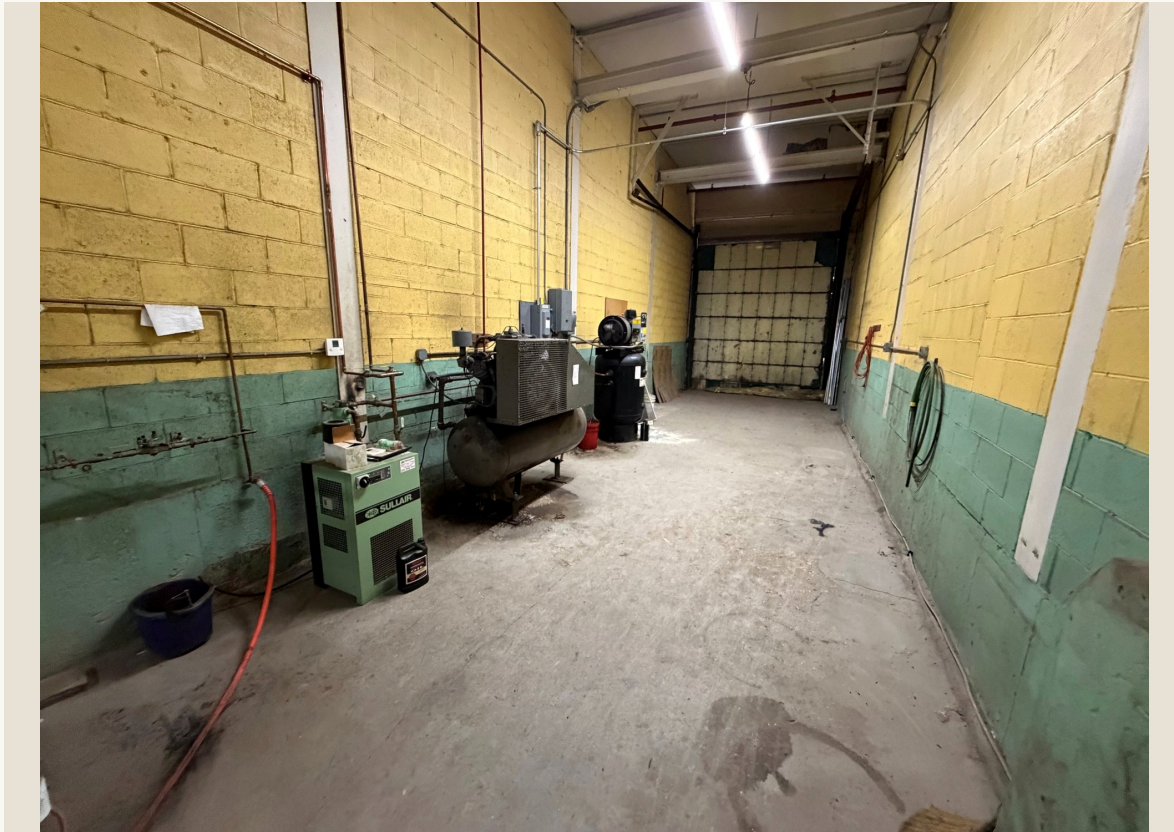


HIGH-BAY SHOP WITH YARD ACCESS



SERVICE BAY AND WORK AREA

Utilities, loading, and value-add path.



COMPRESSOR ROOM AND SERVICE CORRIDOR

PROPERTY HIGHLIGHTS

- Industrially zoned in Millbury for contractor, warehouse, and light industrial use.
- Additional overhead doors can be added to create more independent bays.
- Unfinished second floor is excluded from 22,090 SF and can be completed.
- Paved and gravel yard already supports trucks, containers, and outdoor storage.
- Close proximity to Route 146 with connections to I-90, I-290, I-395, and Route 20.

CONTRACTOR

Shop space, drive-in doors, and 1.13 acres of yard for equipment and outdoor work.

OWNER-USER + LEASE

Occupy a portion and lease remaining warehouse or office space.

FLEX INVESTMENT

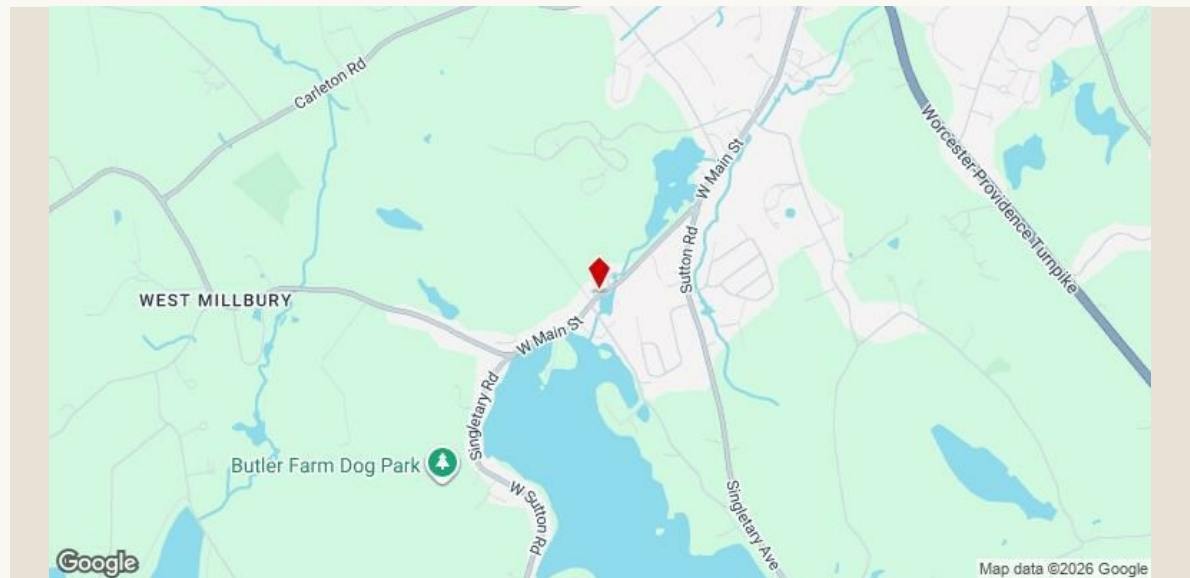
Add drive-in doors, finish the second floor, and create independent bays.

SYSTEMS

Fully sprinklered dry system. Dock plus 14' x 12' overhead doors.

Central Massachusetts access via Route 146.

The property sits on West Main Street in Millbury, in close proximity to Route 146. Route 146 connects north to Worcester and I-290 and south toward Rhode Island and the Providence market. The Route 146 / I-90 interchange in Millbury provides regional access to Boston and Springfield. Route 20 and I-395 are also readily reachable.



WEST MAIN STREET · MILLBURY · ROUTE 146 CORRIDOR

- **Route 146** Close proximity; West Main Street interchange
- **I-90 / I-290** Mass Pike and Worcester via Route 146
- **I-395 / Route 20** Regional connections south and west



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OFFERING SUMMARY	
ADDRESS	204 W Main St, Millbury
BUILDING	22,090 SF
SECOND FLOOR	Unfinished; not in SF
LOT / YARD	1.64 ac / 1.13 ac yard
ZONING	Industrial, Millbury
SPRINKLER	Dry system, fully covered
LOADING	Dock + 14' x 12' doors
ASKING PRICE	\$1,650,000
PRICE / SF	Approx. \$74.70

TOUR BY APPOINTMENT

Information believed accurate; not warranted.
Verify SF, zoning, utilities, and condition.
Second floor excluded from 22,090 SF.