

# SPACE FOR LEASE

40,000 SQ. FT



## ABOUT THIS PROPERTY

This new 40,000 square foot warehouse will be available in the second quarter of 2026. The building features 24-foot clear height, 27 feet to the roof, and two loading docks. Conveniently located with direct access to the Mass Pike (I-90) and I-84, the site offers excellent transportation connectivity. A flexible space built to accommodate a wide range of operational needs.

660 Main Street  
Sturbridge, MA

**CHACHARONE**  
P R O P E R T I E S

Nick Chacharone - 508-853-5066

# LAYOUT & SPECIFICATIONS



## SPACE

- 40,000 Sq. ft
- Ceiling height - 24'
- Height to roof - 27'
- Fully sprinklered
- 2 Loading docks
- Single Story
- Warehouse Space
- One Drive In Door

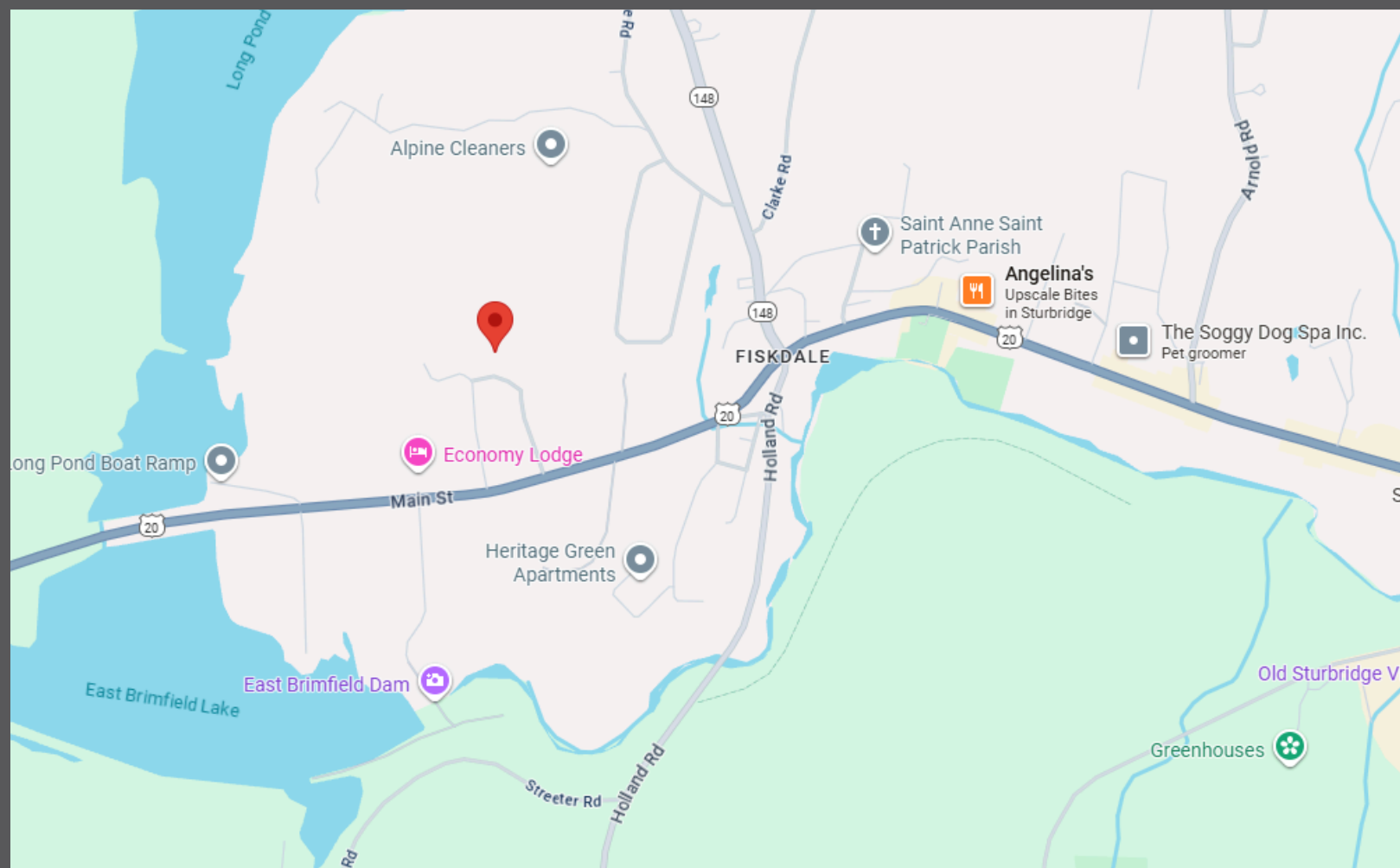
## BUILDING

- National Grid Power
- Power - 480 3 Phase, 1200 Amps
- Town Water
- Town Sewer

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# LOCATION & AMMENITIES



## LOCATION

- Easy access to route 20, the MassPike, and 84
- Variety of national and local dining establishments
- Nearby historical attractions
- 9 Miles to Connecticut border

## NEIGHBORS

- Photonis Scientific
- Latour Plumbing and Construction
- Beckett Corp
- Prince Telecom
- Sturbridge Village

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