



21-69 MAIN STREET
CHERRY VALLEY, MA 01611

FOR LEASE



PROPERTY DESCRIPTION

75,000 +- SF former industrial mill building on a major east-west corridor in Worcester County. Highly visible and easily accessible for various uses, including office, retail, and distribution. Sub dividable space; available SF between 500 - 75,000, competitive rates, flexible lease terms, ample acreage for truck access, and potential truck offloading.

LOCATION DESCRIPTION

Located on Route 9 in the Cherry Valley section of Leicester, MA, just over the Worcester City Line.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	500-75,000
Lot Size:	26.25 Acres
Building Size:	75,000+- SF



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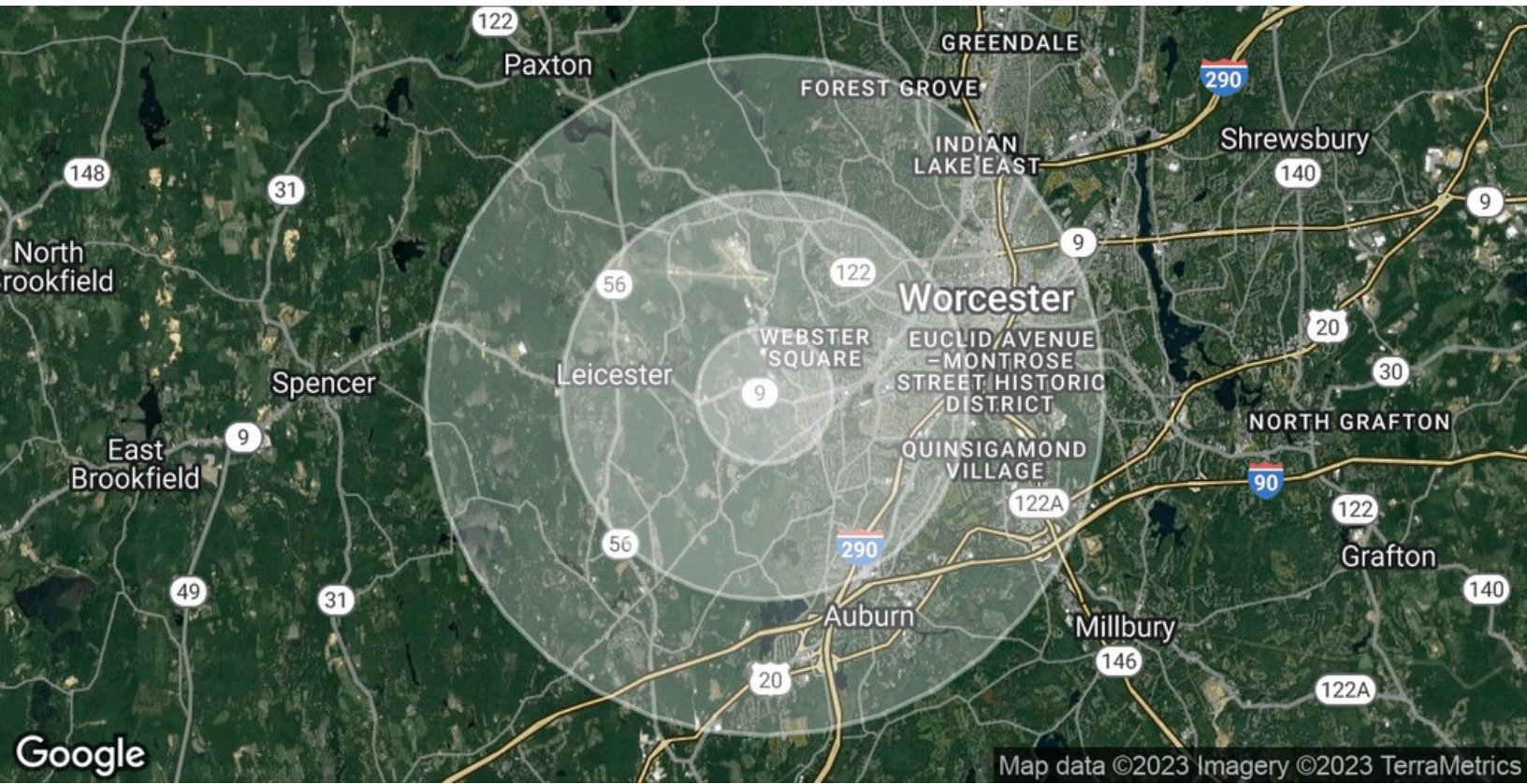
COLLIN MULCAHY

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No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

TODD LORNELL

PRESIDENT | 860-305-7432
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,676	67,080	168,080
Average Age	42.1	37.5	37.4
Average Age (Male)	41.2	36.3	35.7
Average Age (Female)	41.8	38.7	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,024	26,480	69,473
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$80,318	\$71,187	\$68,238
Average House Value	\$219,699	\$211,607	\$203,642

* Demographic data derived from 2020 ACS - US Census