

# FOR LEASE



## 151 WEST BOYLSTON DRIVE

WORCESTER, MA 01606



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

### DREW HIGGINS

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Space Available:	±10,000 to 43,833 SF
Parking:	4 Spaces per 1,000 SF
Ceiling Height:	16' - 30' Clear
Floors:	Minimum 6" Concrete
Utilities:	City Water, Sewer, Gas & Electric
Zoning:	General Manufacturing
HVAC:	Fully Air Conditioned
Roof:	Rubber Membrane
Construction:	Brick & Steel
Highway Access:	I-290, I-190, Gold Star Blvd, Rt. 12
	Banks, Restaurants, Retail Shops, Gas Stations
Lease Rate:	Negotiable
Management Company:	Liberty Properties Corp.

### PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 151 West Boylston Drive in Worcester. This well-situated property has approximately 43,833 square feet available for lease. The space can be built out to suit and can accommodate a variety of uses including retail, office, medical, manufacturing, and flex requirements. The space offers 16' - 30' clear ceiling heights and ample on-site parking.

The property offers excellent visibility and access from both Gold Star Boulevard and is seconds away from I-190 & I-290 in Worcester. The building is situated on a 5.5-acre site with expandable parking, there are up to 220 spaces available for the building's exclusive use. Amazon is in the process of constructing a ±140,000 Square Foot distribution building directly next door to this property. There are restaurants, banks, car dealerships, retail shops, and much more within a short walk or drive from the property. Contact us today for more information!

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## ADDITIONAL PHOTOS



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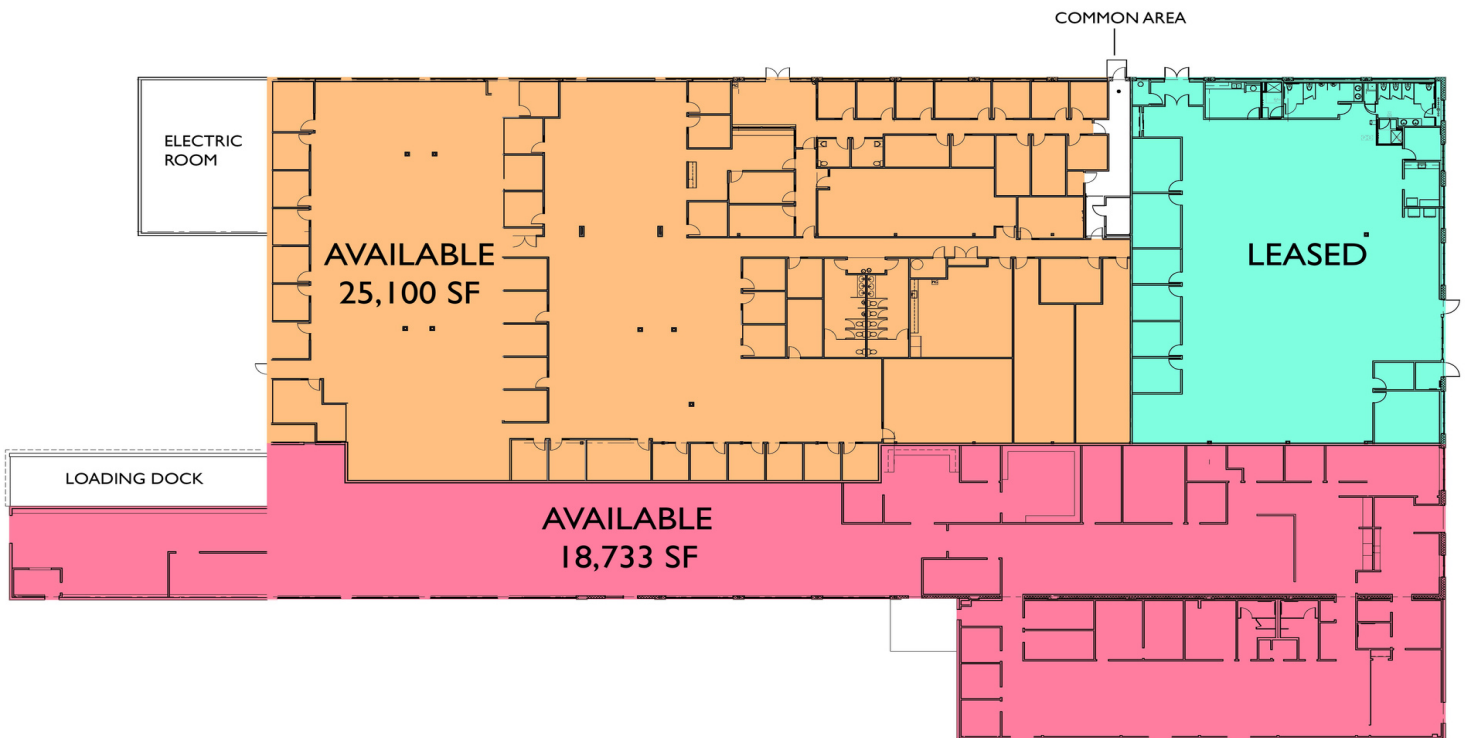
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# FLOOR PLAN



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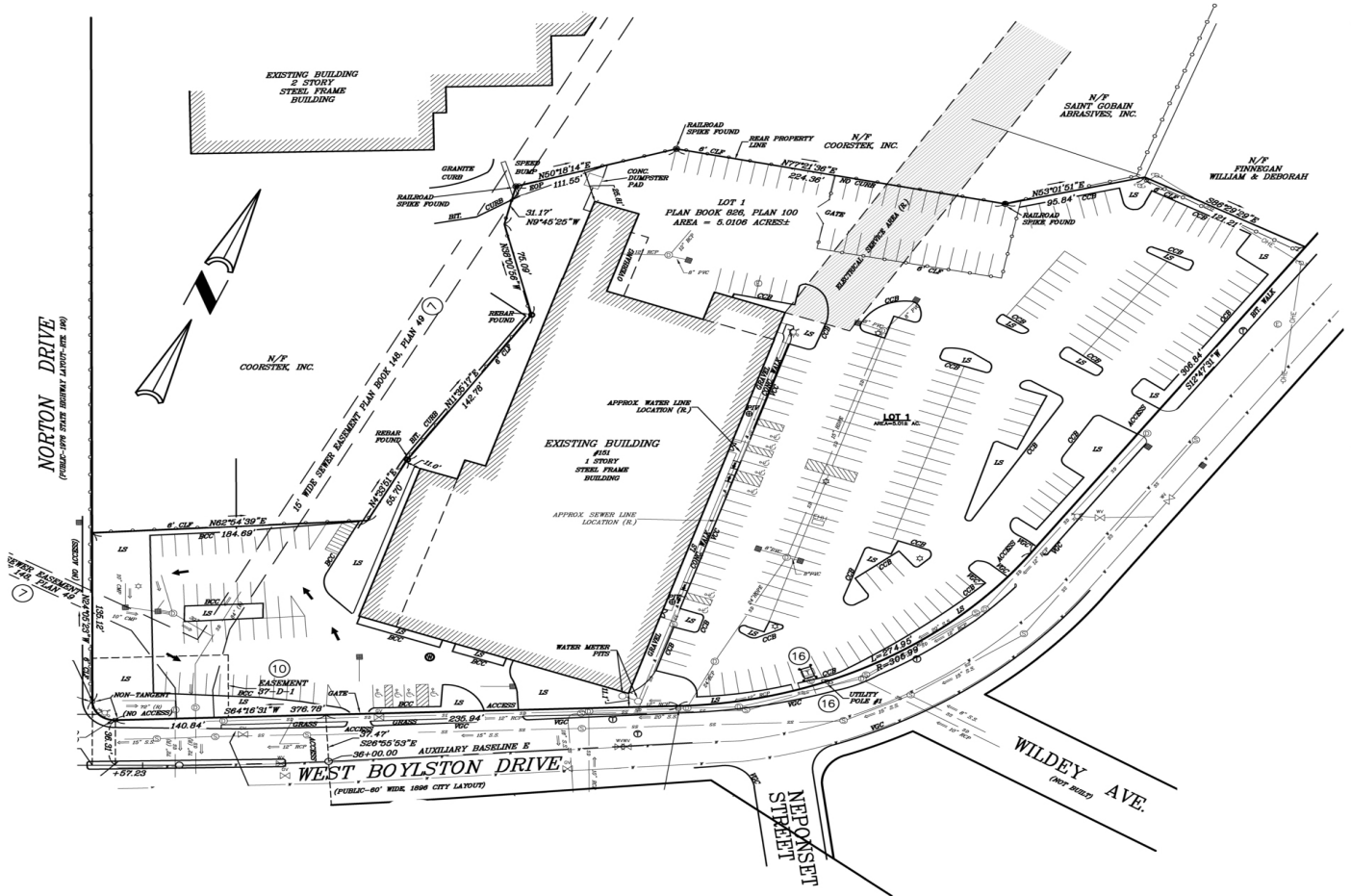
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# SITE PLAN



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# LOCATION & AREA AMENITIES



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