

**INDUSTRIAL BUILDING
FOR SALE | LEASE**

Property Summary.

SALE PRICE: \$1,200,000

LEASE RATE: \$3.00-\$7.40 SF/YR (NNN)

TOTAL BUILDING SIZE: +/- 65,922 SF

AVAILABLE SF: 10,269 - 32,000 SF

CLEAR HEIGHT 20'

FREIGHT ELEVATOR: ONE (1)

DOCKS: FOUR (4)

POWER: 3-Phase Power

ZONING: MG-2

BUILT: 1900

HIGHLIGHTS



Industrial Building for Sale or Lease –
12 Jacques Street, Worcester, MA

Offering approximately 65,000 SF of versatile space, this property includes a 10,000 SF annex featuring 20' clear heights, an attached loading dock, and 3-phase power.

Additionally, 5,000–20,000 SF is available for storage within the mill building. Shared freight elevator and three loading docks.

Conveniently located near I-290, the Mass Pike, Route 9, and Route 20, this property provides excellent access to major transportation routes.

Current profit and loss is available, please reach out to Jim Keogh or Lexi Brissette

LOCATION MAP



12 Jacques St

DISTANCE

- 1.6 Miles from 290
- 3 Miles from Route 9
- 4 Miles from Mass Pike
- 4.6 Miles to Route 20

EXTERIOR PHOTOS

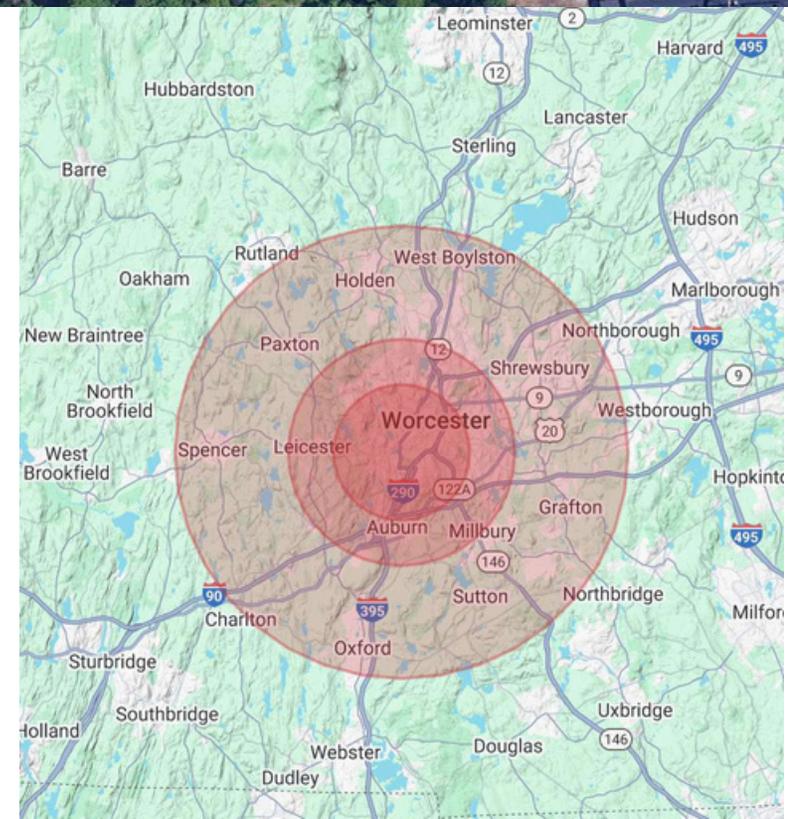


DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
Total Population	142,338	227,651	378,689
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	53,431	87,590	145,601
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$84,279	\$95,181	\$117,771
Average House Value	\$369,735	\$386,171	\$445,833

Demographics data derived from AlphaMap



CONTACT US



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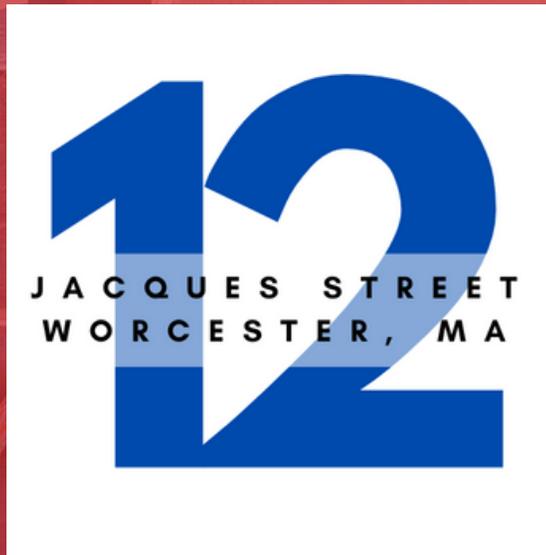
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