

FOR LEASE



424 MAIN STREET

CHERRY VALLEY, MA 01611

OFFERING SUMMARY

MBLU:	23A A53 0
Property Type:	Warehouse
Building Size:	44,100 SF
Available SF:	15,000 SF
Lot Size:	3.17 Acres
Zoning:	FACTORY
HVAC:	Oil heat
Utilities:	Town water and sewer roughed
Loading:	Two 14' drive-in doors and two 12' drive-in doors.
Ceiling Height:	32.0
Min Ceiling Height:	24.0
Lease Rate:	\$7.50 SF/yr (+ Utilities)

SITE SUMMARY

Kelleher & Sadowsky is pleased to offer this 15,000 sq. ft. clear span building for lease. The building was constructed in 2003 and offers excellent ceiling height. 24' to the eaves and 32' to the center proving ample space for a multitude of businesses. The building has two 14' drive-in doors as well as two 12' drive-in doors. Oil fired heaters service the space and it is fully sprinkled. The building is serviced by town water and sewer at the street. The bathrooms are roughed, stubbed and ready to install per tenants' requirements. There are six dedicated parking spaces with the option to add more if needed. The location on Rt. 9 gives good access to Rt. 56 and Rt. 20 and I 90. Call us today to schedule a showing.



MARK JOHNS

Vice President

johns@kelleher-sadowsky.com

O: 508.635.6792

C: 508.826.6527

JOHN HARRITY

Vice President

harrity@kelleher-sadowsky.com

O: 508.635.6798

C: 508.450.9494