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FOSHAY ROAD
DUDLEY, MA



FLEX PROPERTY FOR SALE | LEASE

NAI Glickman Kovago & Jacobs

PROPERTY SUMMARY



Property Type	Flex / Industrial
Building Class	A
Building Size	19,130
Lot Size	TBD
Year Built	2012
Parking Spaces	103
Clear Height	15'
Drive In/Grade-Level Doors	1
Utilities	Natural Gas City Water and Sewer
Power	3-phase 400 amp / 277 volt service
HVAC	Heat and air conditioning throughout

PROPERTY HIGHLIGHTS



- Versatile flex building equipped for industrial businesses including R&D, manufacturing, and distribution.
- Strategically positioned near key transportation routes: Interstate 84, Interstate 395, and the Massachusetts Turnpike.
- Prime location in Central New England, offering access to skilled labor markets in Hartford, Providence, and Worcester.
- Asset in excellent condition with a history of diligent maintenance, reducing the necessity for immediate upfront improvements.
- Located in Outlying Worcester, a booming commercial zone with numerous substantial distribution and manufacturing operations.

AERIAL MAP



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DUDLEY, MA

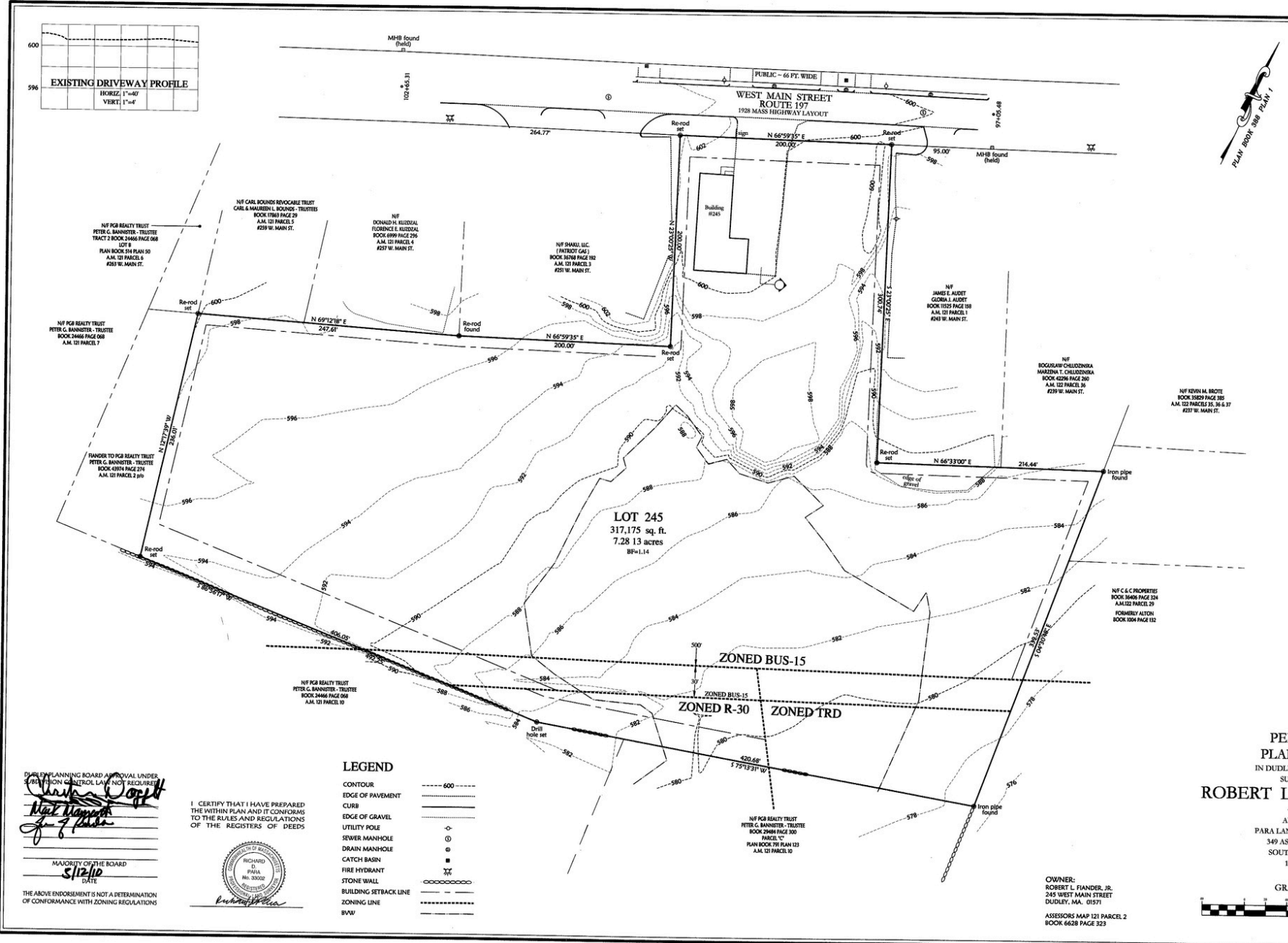
AERIAL MAP



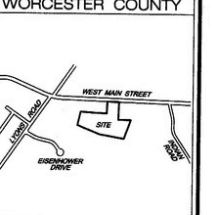
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SURVEY



WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 882 PLAN 73
Received 7-14-2010 P.M.
Sheet 1 of 1
With Doc. # _____ of _____
in BOOK # _____ PAGE _____
Fee \$ _____
ATTEST: _____ Register



LOCUS MAP 1"=1000'

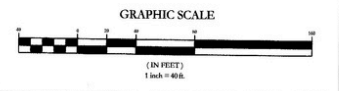
ZONED: BUS-15
MIN. LOT FRONTAGE 200 FT.
MIN. LOT AREA 15,000 SQ. FT.
FRONT YARD SETBACK 20 FT.
SIDE YARD SETBACK 10 FT.
REAR YARD SETBACK 35 FT.
MAX. BUILDING HEIGHT 40 FT.
MAX. LOT COVERAGE 20%
BUILD FACTOR < 23

ZONED: R-30
MIN. LOT FRONTAGE 100 FT.
MIN. LOT AREA 30,000 SQ. FT.
FRONT YARD SETBACK 35 FT.
SIDE YARD SETBACK 15 FT.
REAR YARD SETBACK 25 FT.

LOT 245 CONFORMS TO THE DUDLEY ZONING BY LAW 9.01.00 WHICH REQUIRES 75% (11,250 SQ. FT.) OF THE MINIMUM AREA TO HAVE NO WETLANDS AS DEFINED BY M.G.L. 131 SECTION 40 UPLAND AREA 235,106 SQ. FT. (74%)

WEST MAIN STREET IS NOT A SCENIC ROAD
FLOOD ZONE C - FIRM 250 002 0006 B
EFFECTIVE DATE JUNE 15, 1982

PERIMETER PLAN OF LAND
IN DUDLEY, MASSACHUSETTS
SURVEYED FOR
ROBERT L. FIANDER, JR.
- OWNER -
APRIL 18, 2010
PARA LAND SURVEYING, INC.
349 ASHLAND AVENUE
SOUTHBRIDGE, MASS.
1-508-764-6681



DUDLEY PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

Richard D. Pinnell
5/12/10

MAJORITY OF THE BOARD
DATE

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS

I CERTIFY THAT I HAVE PREPARED THE WITHIN PLAN AND IT CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS



OWNER:
ROBERT L. FIANDER, JR.
245 WEST MAIN STREET
DUDLEY, MA, 01921
ASSESSORS MAP 121 PARCEL 2
BOOK 662B PAGE 323

EXTERIOR PHOTOS



INTERIOR PHOTOS



GET IN TOUCH



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Principal

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JAMES KEOGH
Vice President

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All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.