

# 121 GREENLAND ROAD

±35 - 52 ACRE INDUSTRIAL SITE



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# 121

## GREENLAND ROAD

### PROPERTY DESCRIPTION

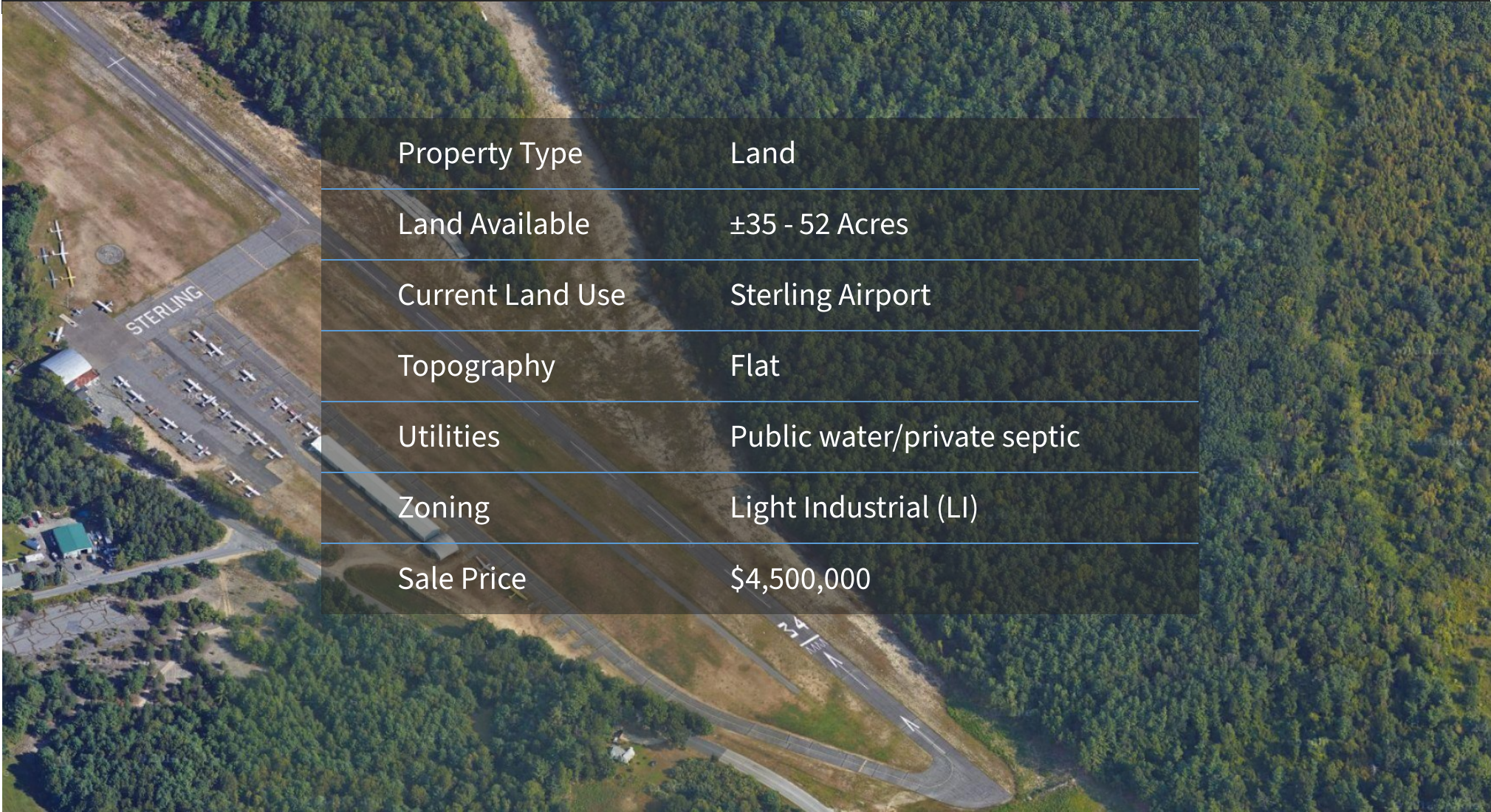
Kelleher & Sadowsky Associates is pleased to introduce  $\pm 35 - 52$  acres of land available for sale at 121 Greenland Road in Sterling, Massachusetts. There are  $\pm 35$  acres zoned within the Town of Sterling's Light Industrial (LI) zoning district with an additional  $\pm 15$  acres available within the Rural Residence (RR) zoning district. The site is currently utilized and operated as the Sterling Airport, which will provide a flat and clear area for industrial development. Seller will subdivide the available acreage subject to a sale from the larger existing parcel. The site is situated  $\pm 2$  miles off I-190 with easy & convenient access to all major highways including I-290, Route 2, I-495 and the Mass Pike.



# 121

## GREENLAND ROAD

### OFFERING SUMMARY



Property Type	Land
Land Available	±35 - 52 Acres
Current Land Use	Sterling Airport
Topography	Flat
Utilities	Public water/private septic
Zoning	Light Industrial (LI)
Sale Price	\$4,500,000



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## GREENLAND ROAD

### CONCEPTUAL PLAN



<b>BUILDING 1A</b>	<b>BUILDING 1B</b>	<b>BUILDING 2</b>
150,000 SF	150,000 SF	150,000 SF
150 PARKING SPACES	150 PARKING SPACES	90 PARKING SPACES
35 LOADING DOCKS	35 LOADING DOCKS	22 LOADING DOCKS
50 TRAILER STORAGE	50 TRAILER STORAGE	

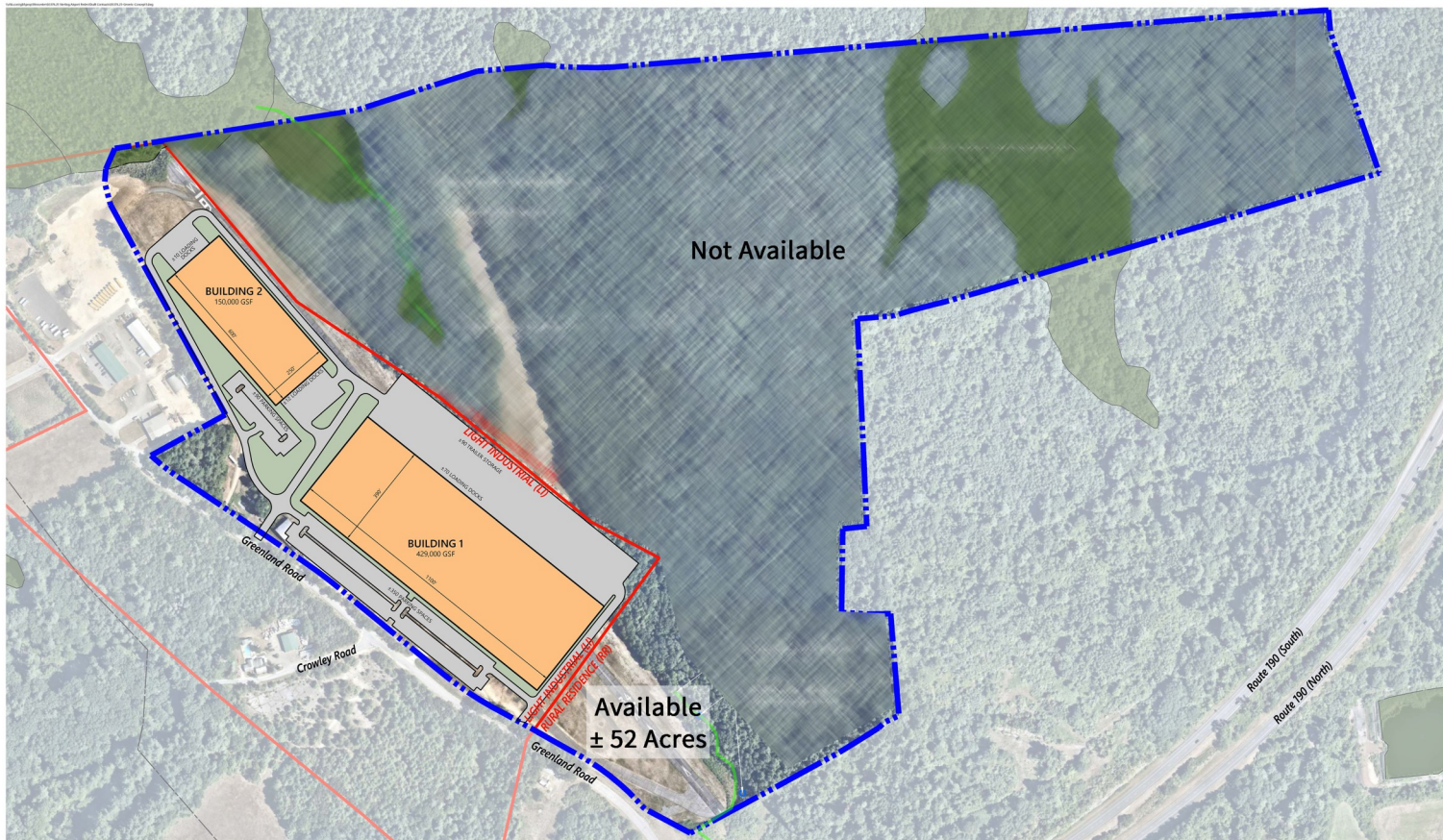
**Conceptual plan is not approved and is subject to further zoning review, engineering, and permits as per the Town of Sterling**



# 121

## GREENLAND ROAD

### CONCEPTUAL PLAN

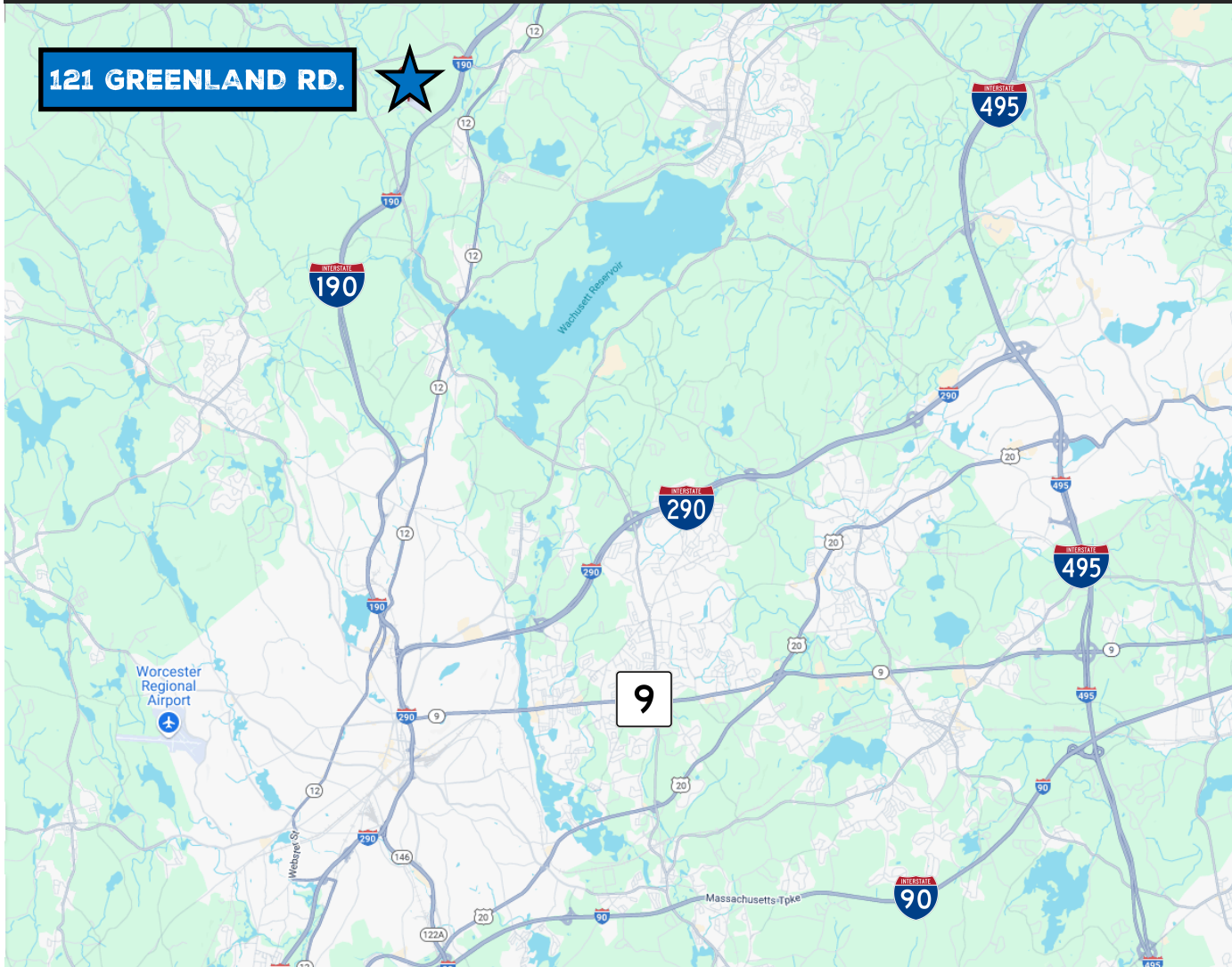


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# 121

## GREENLAND ROAD

### PROXIMITY TO MAJOR ROUTES



2 MILES

5 MINUTES



11 MILES

12 MINUTES



17 MILES

23 MINUTES



18 MILES

24 MINUTES



12 MILES

16 MINUTES



# 121

## GREENLAND ROAD

### CENTRAL MA CORPORATE NEIGHBORS

