



# WAREHOUSE | DISTRIBUTION SPACE AVAILABLE FOR LEASE



## Property Summary.

LEASE RATE: \$7 SF/YR (NNN)

TOTAL BUILDING SIZE: +/- 20,000 sf

AVAILABLE SF: 18,000 sf

CLEAR HEIGHT 18 ft

DRIVE IN DOOR: ONE (1) 14'X 12'

DOCKS: 2

POWER: 3-PHASE 480 V

SPRINKLER SYSTEM: WET SYSTEM

ZONING: IND

BUILT: 1997

# HIGHLIGHTS



+/- 18,000 SQ FT INDUSTRIAL WAREHOUSE | DISTRIBUTION SPACE

CONCRETE BLOCK AND MASONRY BUILDING

LOCATED DIRECTLY ON RT-20



HIGHLY VISIBLE WAREHOUSE SPACE ON ROUTE 20 WITH CLOSE PROXIMITY TO I-90 AND I-84 INTERCHANGE

TWO LOADING DOCKS (10'X10')



COLUMN SPACING: 33'X33'

# LOCATION MAP



**144**  
STURBRIDGE RD  
CHARLTON, MA  
**ITT**



DISTANCE

- Located on Rt 20 (Westbound)
- 3 Miles to I-90/I- 84 Interchange

# EXTERIOR PHOTOS

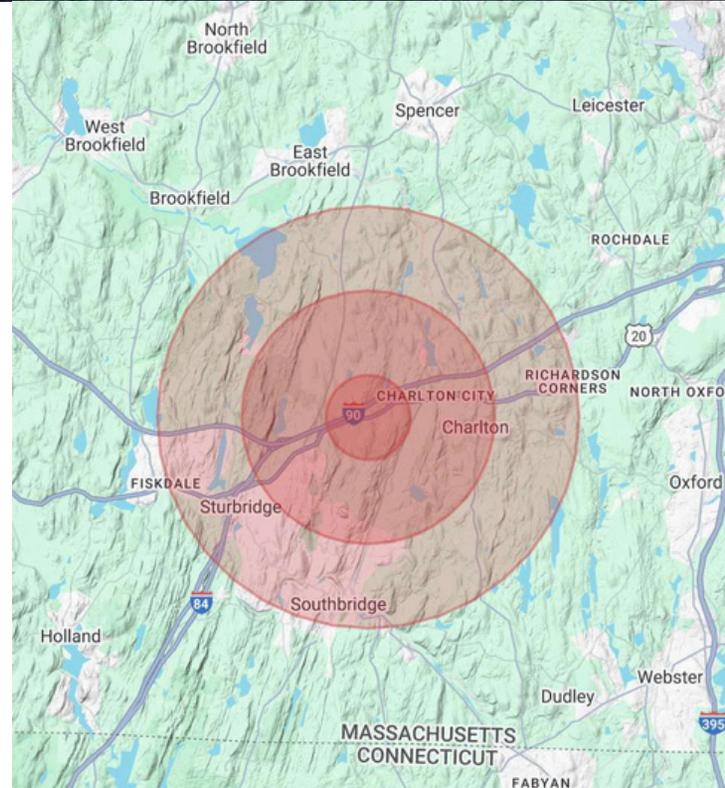


# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Total Population	344	7,580	30,998
Average Age	41	44	42
Average Age (Male)	40	43	41
Average Age (Female)	42	45	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	147	3,005	12,328
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$140,742	\$132,146	\$113,540
Average House Value	\$460,613	\$482,709	\$440,823

Demographics data derived from AlphaMap



CONTACT US



TIM WHITTREDGE

Vice President

---

774-239-1900

[twhittredge@glickmankovago.com](mailto:twhittredge@glickmankovago.com)

# **NAI** Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

[www.glickmankovago.com](http://www.glickmankovago.com)

**144**  
STURBRIDGE RD  
CHARLTON, MA  
**144**

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.