

INDUSTRIAL SPACE FOR LEASE

HOWE AVENUE INDUSTRIAL PARK

50 Howe Ave, Millbury, Massachusetts



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PROPERTY DESCRIPTION

Brian Johnson & Paul Matt of Kelleher & Sadowsky Associates, Inc. are pleased to offer the availability of highly functional and efficient industrial / warehouse space available at the Howe Avenue Industrial Park located at 50 Howe Avenue in Millbury, MA. There is currently $\pm 15,080$ square feet coming available on July 1, 2025 in Building A that offers column-free space, $\pm 16'$ clear ceiling heights and $\pm 1,000$ square feet of internal office space that was installed in 2024, along with new exterior windows and tenant entryway. There are four (4) 8' tailboard height loading docks and one (1) drive-in door. Building A offers adequate power and a secure setting.

There are also up to two acres of industrial outdoor storage space, along with two $\pm 2,500$ square foot Quonset huts, making this site a perfect location for a user that requires land area and secure storage.

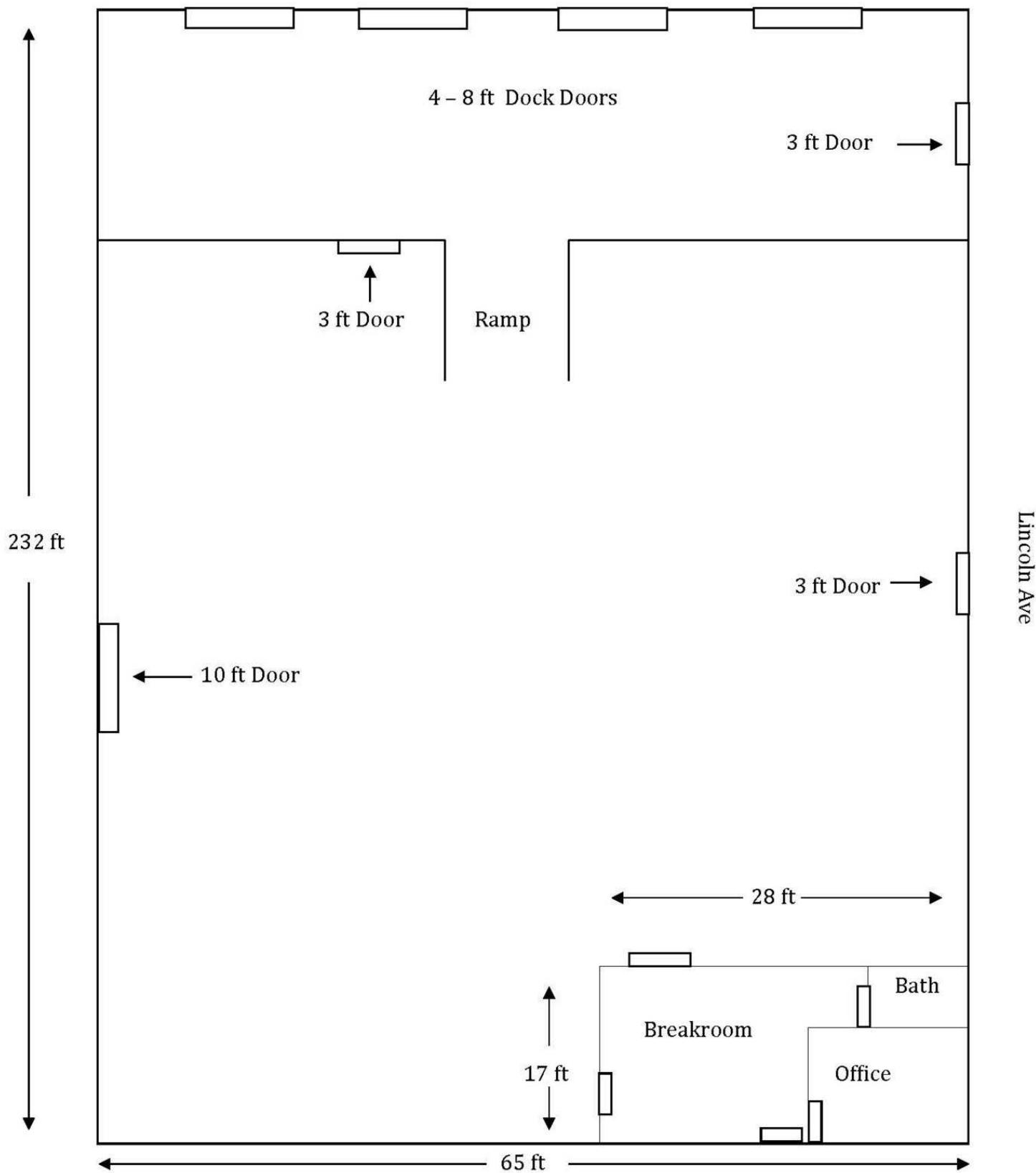
The Howe Avenue Industrial Park is located within five minutes of Route 20 and Route 146, with easy access to the Mass Pike and I-290. The multi-tenanted property is well maintained and operated by an on-site Landlord.

OFFERING SUMMARY

Property Type	Industrial with outdoor storage
Available SF	Building A: $\pm 15,080$ SF Quonset Huts: $\pm 2,500$ SF each Office Space: $\pm 1,200$ SF
Ceiling Height	$\pm 16'$
Loading	Four (4) loading docks and one (1) drive-in door
Column Spacing:	Clear Span
Outdoor Storage	Up to two (2) acres
Lease Rate:	Building A: \$10.50/SF (NNN) Quonset Huts: 3,000/month

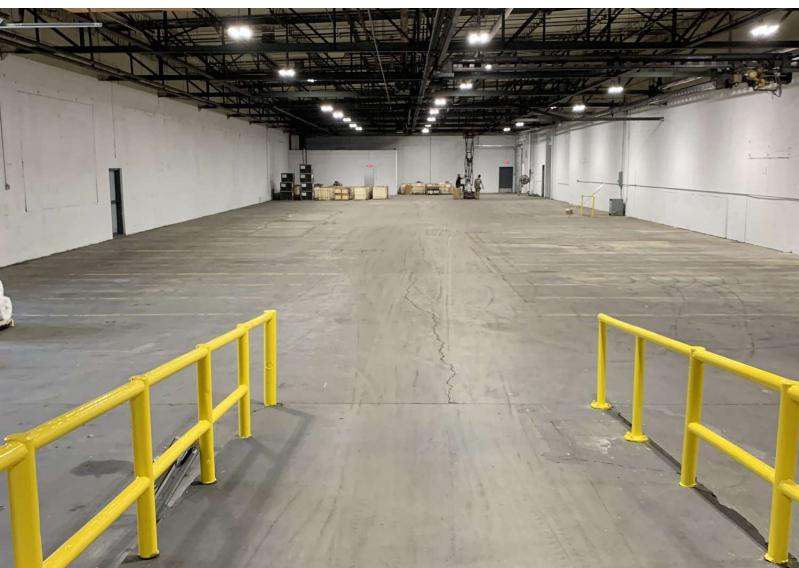
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Floor Plan | Building A



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Building A



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Quonset Huts



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Location Map

