

INDUSTRIAL FOR SALE

# 70 W RIVER ST ORANGE MA

70 WEST RIVER STREET, ORANGE, MA 01364



FOR SALE

**KW COMMERCIAL | NORTH CENTRAL**

670 Mechanic Street  
Leominster, MA 1453



Each Office Independently Owned and Operated

*PRESENTED BY:*

**NICHOLAS PELLETIER**

O: (978) 833-2031

npelletier@kw.com

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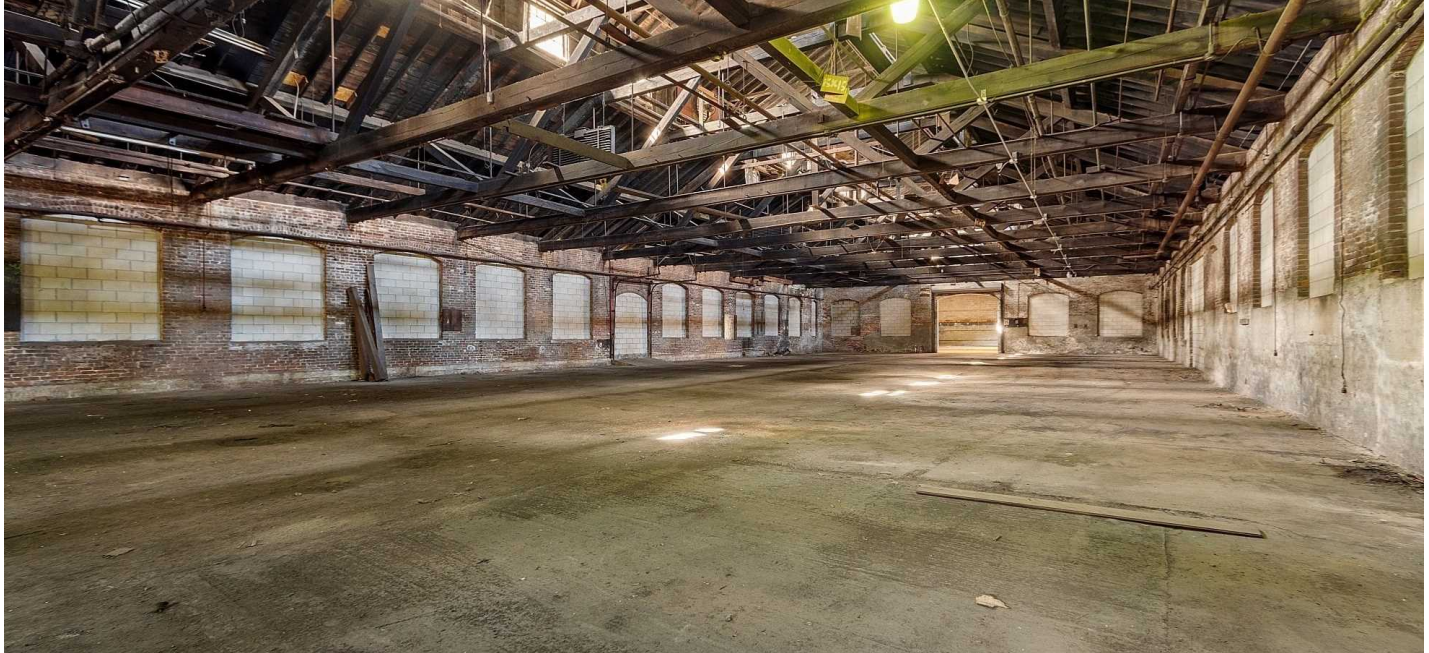
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# EXECUTIVE SUMMARY

70 WEST RIVER STREET

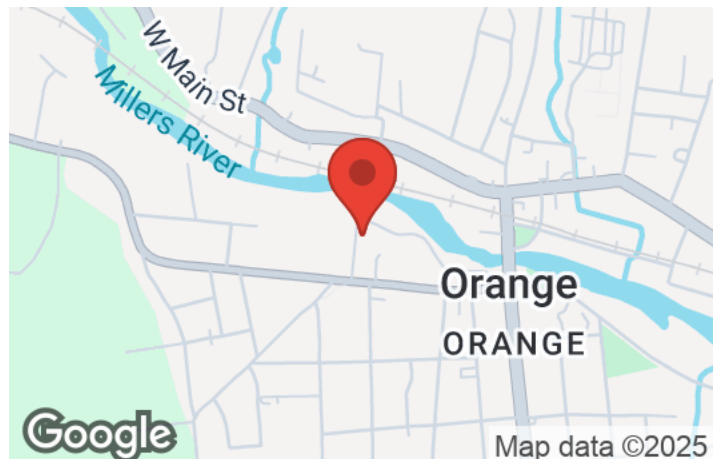


## OFFERING SUMMARY

<b>PRICE:</b>	\$3,500,000
<b>BUILDING SF:</b>	38,365
<b>LOT SIZE:</b>	1.75 Acres
<b>OCCUPANCY:</b>	Vacant
<b>DOCK DOORS:</b>	2
<b>GRADE DOORS:</b>	3
<b>POWER:</b>	3,000 Amps
<b>RAIL ACCESS:</b>	No
<b>YEAR BUILT:</b>	1883

## PROPERTY OVERVIEW

Rare opportunity to purchase this 38,000+ sqft industrial property with views of Millers River in North Central Massachusetts. Approvals in hand for Cannabis Cultivation and Manufacturing! Other potential uses include Manufacturing, Storage, Data Mining, or potential residential conversion with planning board approval! Property features a new roof, 3,000 AMP service with potential to increase, 3 overhead doors and two loading docs, and a great central location! Provisional State Approval for Tier 4 Cannabis Cultivation and Manufacturing to convey with property.



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# LOCATION & HIGHLIGHTS

70 WEST RIVER STREET



## LOCATION INFORMATION

Building Name: 70 W River St Orange MA

Street Address: 70 W River Street

City, State, Zip Orange, MA 01364

County: Franklin

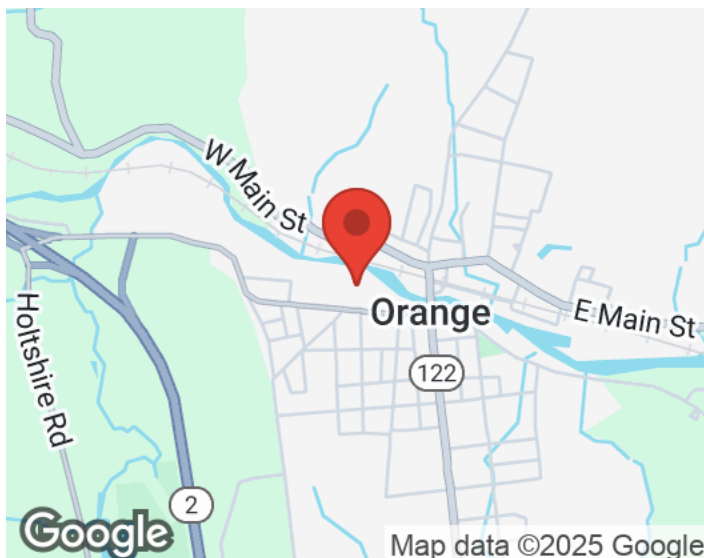
## LOCATION OVERVIEW

Conveniently located only 1 mile from Route 2. Property is located 55 Miles from Worcester and only 45 Miles from Springfield.



## PROPERTY HIGHLIGHTS

- Scenic Location along the banks of Millers River
- Well maintained property
- Roof is less than 5 years old
- 3 Phase Power with 3,000 Amps
- Tier 4 Cultivation and Manufacturing Provisional Licenses with executed host agreement and special permit for cannabis use



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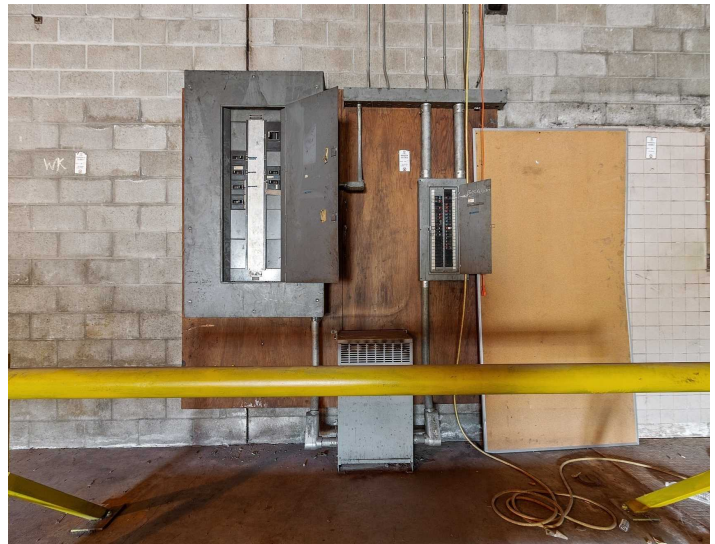
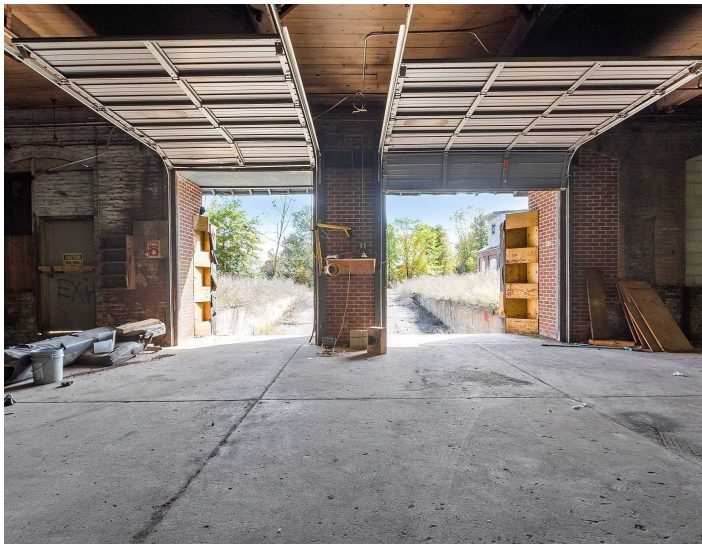


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# PROPERTY PHOTOS

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# LOCATION MAPS

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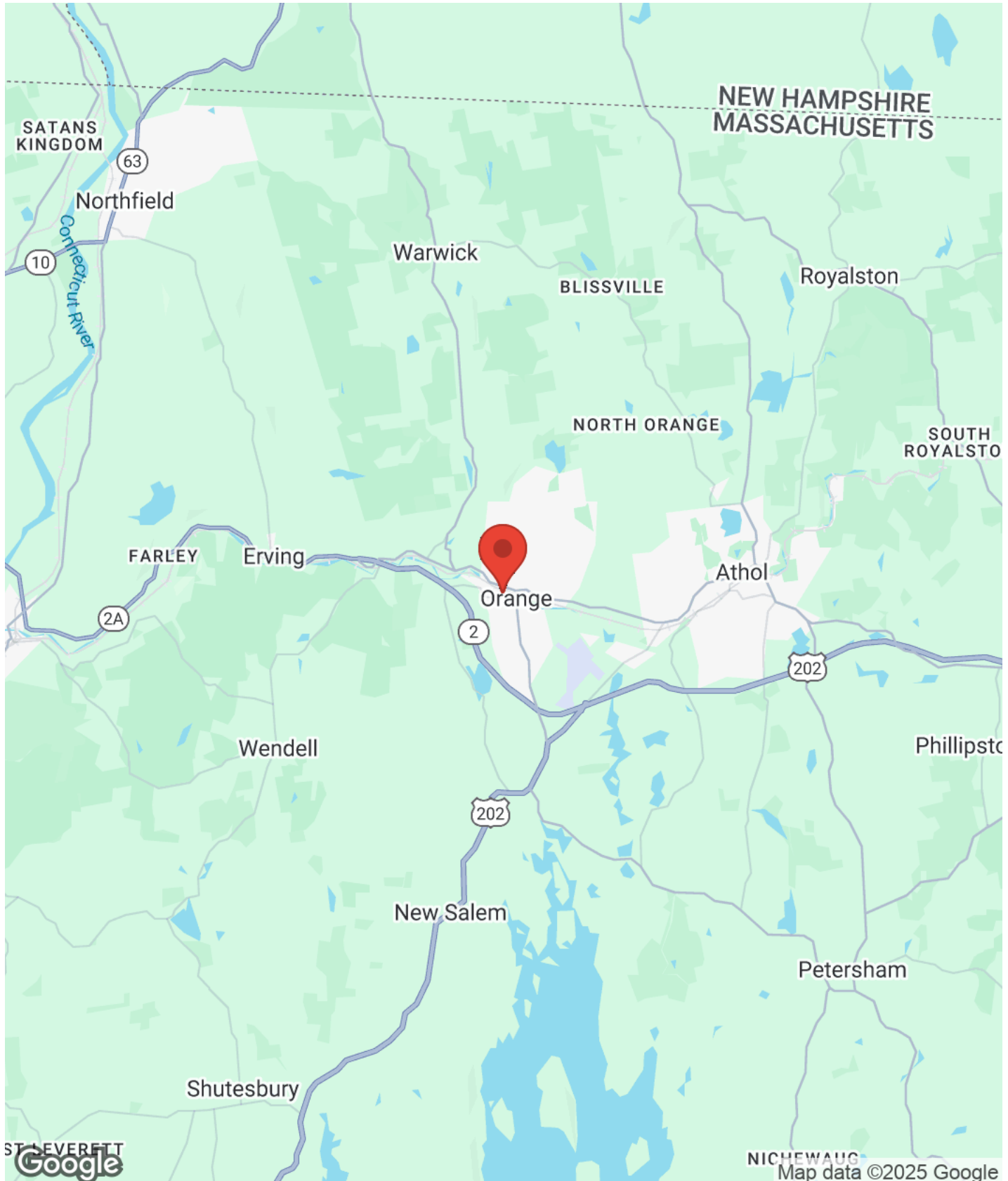
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# REGIONAL MAP

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# AERIAL MAP

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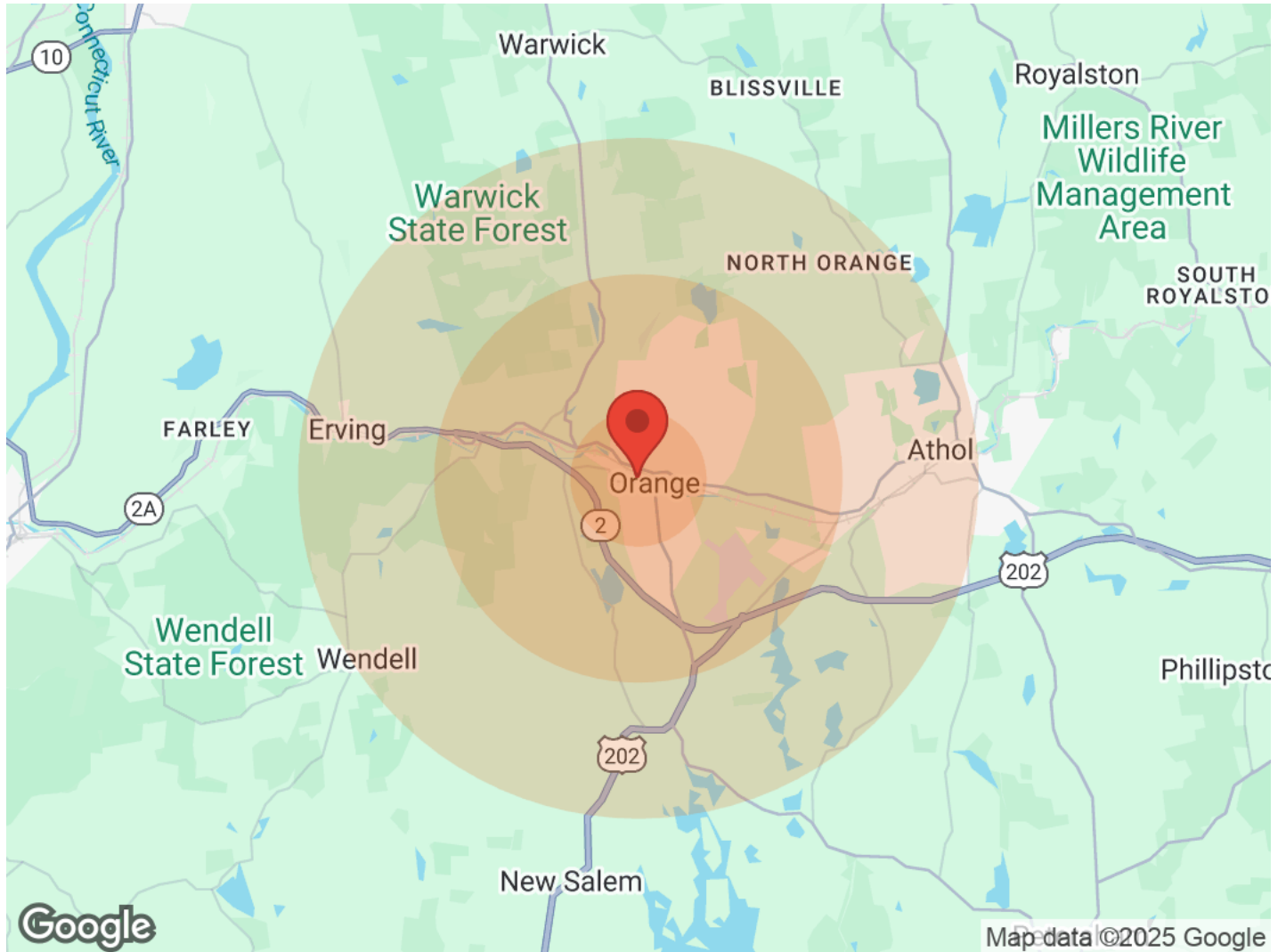
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# DEMOGRAPHICS

70 WEST RIVER STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	435	2,685	7,103	Median	\$53,099	\$53,099	\$45,313
Female	416	2,903	7,943	< \$15,000	45	360	844
Total Population	851	5,588	15,046	\$15,000-\$24,999	22	376	900
				\$25,000-\$34,999	41	248	776
				\$35,000-\$49,999	43	272	910
				\$50,000-\$74,999	125	616	1,353
				\$75,000-\$99,999	9	225	698
				\$100,000-\$149,999	25	183	479
				\$150,000-\$199,999	11	23	64
				> \$200,000	N/A	11	83
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	130	878	2,469	Total Units	355	2,623	7,441
Ages 15-24	129	760	2,056	Occupied	318	2,334	6,535
Ages 25-54	347	2,026	5,435	Owner Occupied	220	1,517	4,643
Ages 55-64	121	759	1,961	Renter Occupied	98	817	1,892
Ages 65+	124	1,165	3,125	Vacant	37	289	906
Race	1 Mile	3 Miles	5 Miles				
White	851	5,504	14,821				
Black	N/A	6	14				
Am In/AK Nat	N/A	1	5				
Hawaiian	N/A	N/A	N/A				
Hispanic	14	96	255				
Multi-Racial	N/A	128	366				

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