



NAI Glickman Kovago & Jacobs

72,352 SF INDUSTRIAL BUILDING | FOR SUB-LEASE

**164 FREDETEE STREET
GARDNER, MA**

PROPERTY DESCRIPTION

164 Fredette Street Gardner | MA



72,352 SF industrial building available for sublease

Convenient location, less than 2 miles from the Route 2 connector



Direct access to Route 2, a major east/west corridor in Northern Massachusetts



Excellent highway connectivity to I-190 and I-495

Ideal for manufacturers seeking regional access

SITE INFORMATION:

Building Size:	72,352 SF
Lot Size:	6.62 Acres
Zoning:	IND 2
Ceiling:	21' - 25'
Power:	Two 3-Phase Services 1,200 and 2,000 amp (total 3,200amp)
Loading:	
• Grade Level Doors:	Two
• Dock High Doors:	(1) 16 x 16'
Utilities:	
• Water Sewer	Town
• Heat	Natural Gas
Sprinkler:	Wet

LOCATION OVERVIEW

Strategic Industrial Location:

Located in North Central Massachusetts with direct access to Route 2, a primary east-west industrial corridor serving the region

Regional & Interstate Connectivity:

Route 2 provides efficient connections to Fitchburg, Leominster, and Greater Boston, with access to I-190, I-495, and the greater New England distribution network

Established Industrial Market:

Gardner is a historically strong manufacturing hub with an experienced labor force and existing industrial infrastructure

Business-Friendly Community:

Competitive operating costs, favorable zoning, and municipal support for industrial and manufacturing users

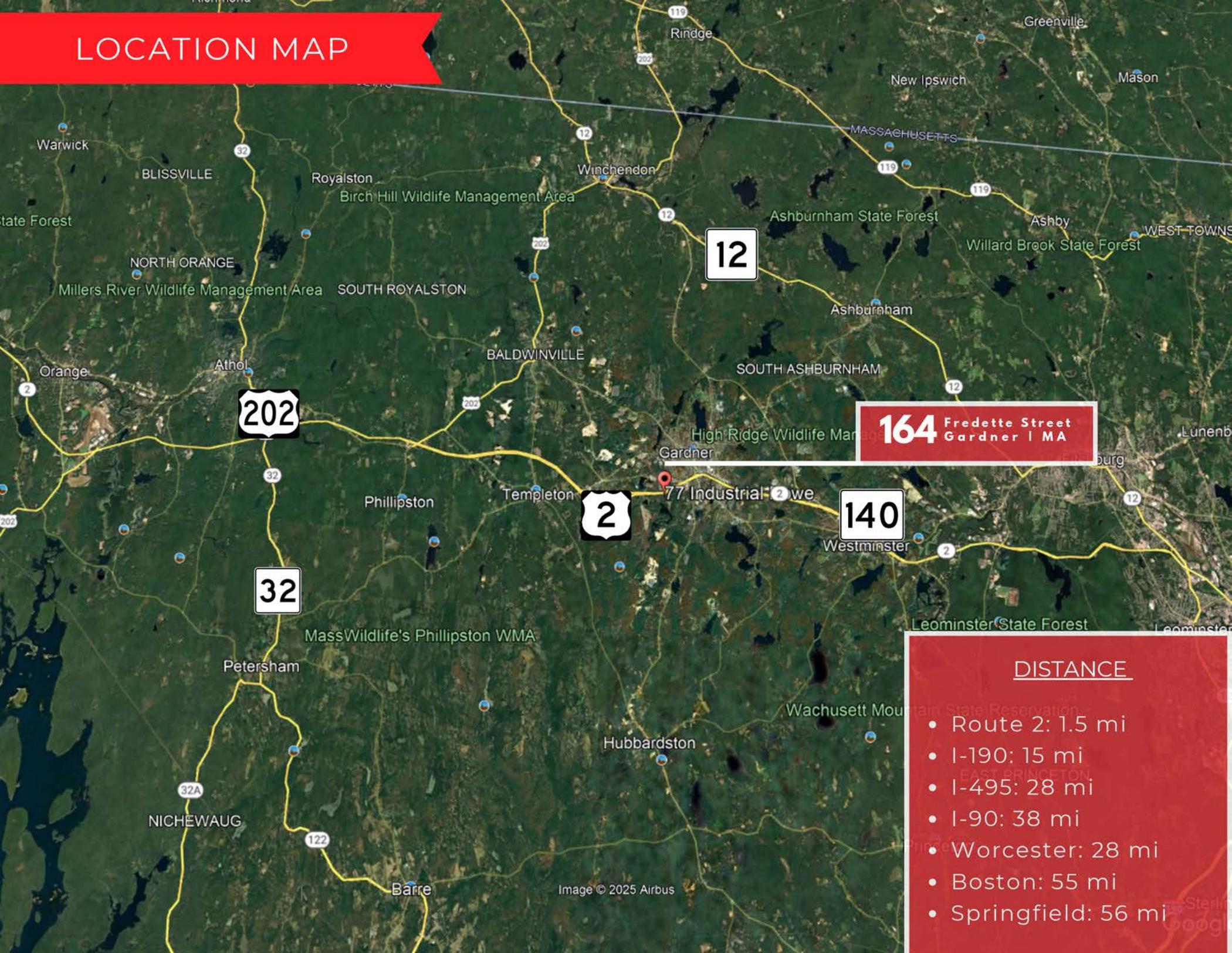


Strategic industrial corridor with interstate connectivity



Convenient Access to major highways (Route 2)

LOCATION MAP



164 Fredette Street
Gardner | MA

DISTANCE

- Route 2: 1.5 mi
- I-190: 15 mi
- I-495: 28 mi
- I-90: 38 mi
- Worcester: 28 mi
- Boston: 55 mi
- Springfield: 56 mi

OFFERED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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