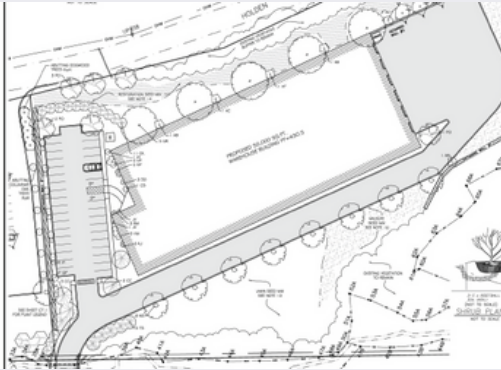


# SPACE FOR LEASE

50,000 SQ. FT



## ABOUT THIS PROPERTY

This industrial facility features 24' ceilings, 30' x 40' column spacing, a concrete floor, and six loading docks with levelers. It's fully sprinklered and powered by 480V three-phase, 1200-amp service from Selco Power, with natural gas from Eversource, city water, and private septic. Conveniently located 1.5 miles from Route 290, 2 miles from Route 190, 2.3 miles from MA-9, and 10 miles from the Mass Pike, it's also near two WRTA bus stops and just 1 mile from Lincoln Plaza and other amenities.

\$14.75 PER SQ FT  
115 NE Cutoff  
Worcester, MA

**CHACHARONE**  
P R O P E R T I E S

Nick Chacharone - 508-853-5066

[illegible]

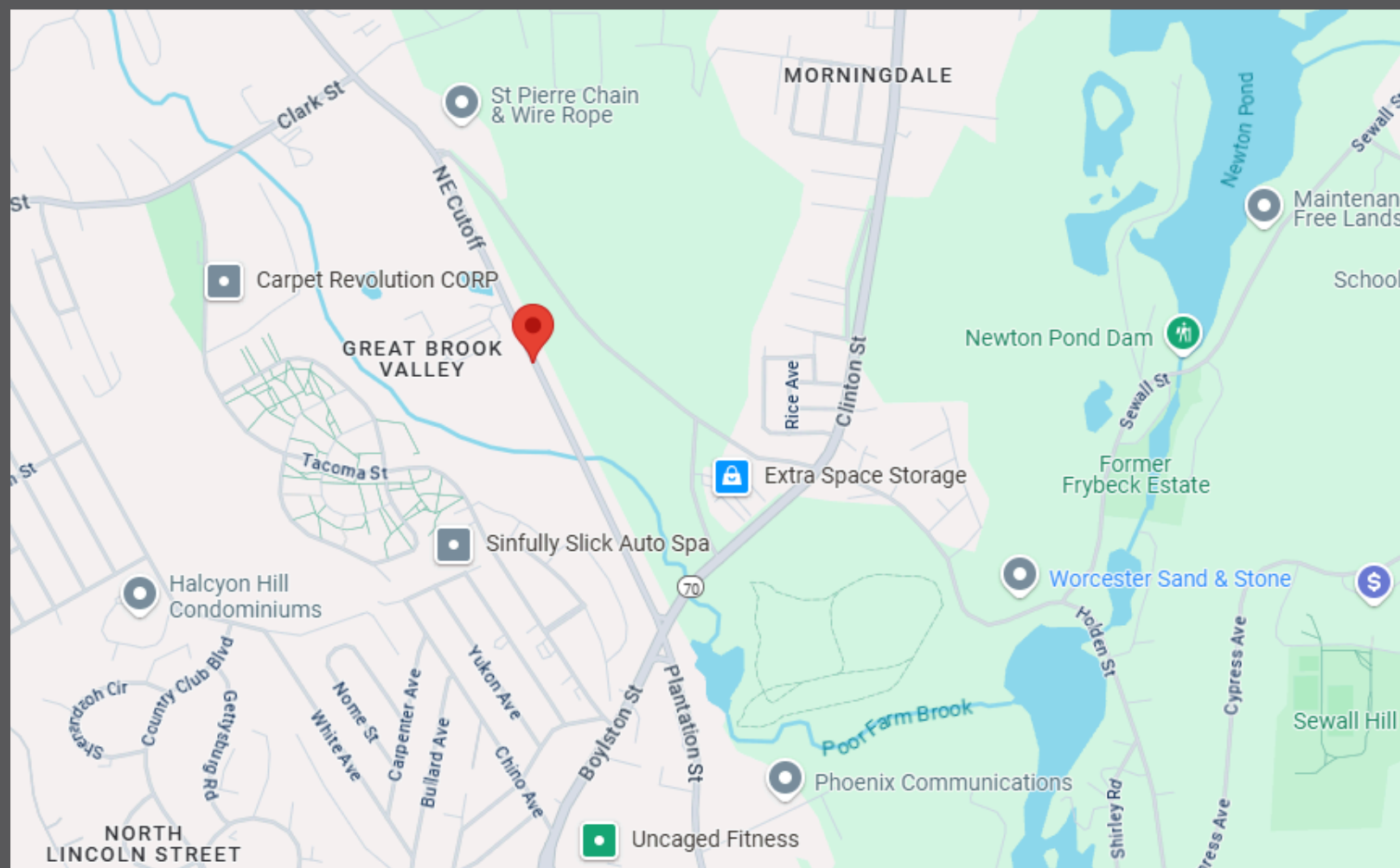
- 50,000 Sq. ft,
- Ceiling height - 24'
- Column spacing - 30' x 40'
- Fully sprinklered
- Six loading docks with levelers
- Single story
- Concrete floor

- Selco Power
- Power - 480 3 Phase, 1200 Amps
- Eversource - natural gas supplier
- Water - City of Worcester
- Private Sewer

Nick Chacharone  
508-853-5066  
Nick@chacharone.com

CHACHARONE  
PROPERTIES

# LOCATION & AMMENITIES



## LOCATION

- Neighbors 1.5 Miles to Route 290
- 2 Miles to Route 190 and 12
- 3 Mile to MA-9
- 10 Miles to Route 90 (Mass Pike)
- 1/2 mile to two WRTA bus stops
- 1 Mile to national and local dining, fuel, grocery and Lincoln Plaza

## NEIGHBORS

- The David Clark Company
- St. Pierre Chain
- Greenwood Industries
- The Peterson School
- Phoenix Communications
- Neles USA
- St. Gobain Plastics

Nick Chacharone  
508-853-5066  
Nick@chacharone.com

**CHACHARONE**  
P R O P E R T I E S