



+/- 40,100 SF INDUSTRIAL
FOR LEASE | SALE

19

INDUSTRIAL PARK RD
EAST OXFORD | MA

LEASE RATE - \$9.75 NNN



A highly functional manufacturing / warehouse property with infrastructure in place for heavy manufacturing and metal fabrication.



A versatile layout suited for a wide range of users seeking efficient manufacturing/warehouse space with supporting office buildout.



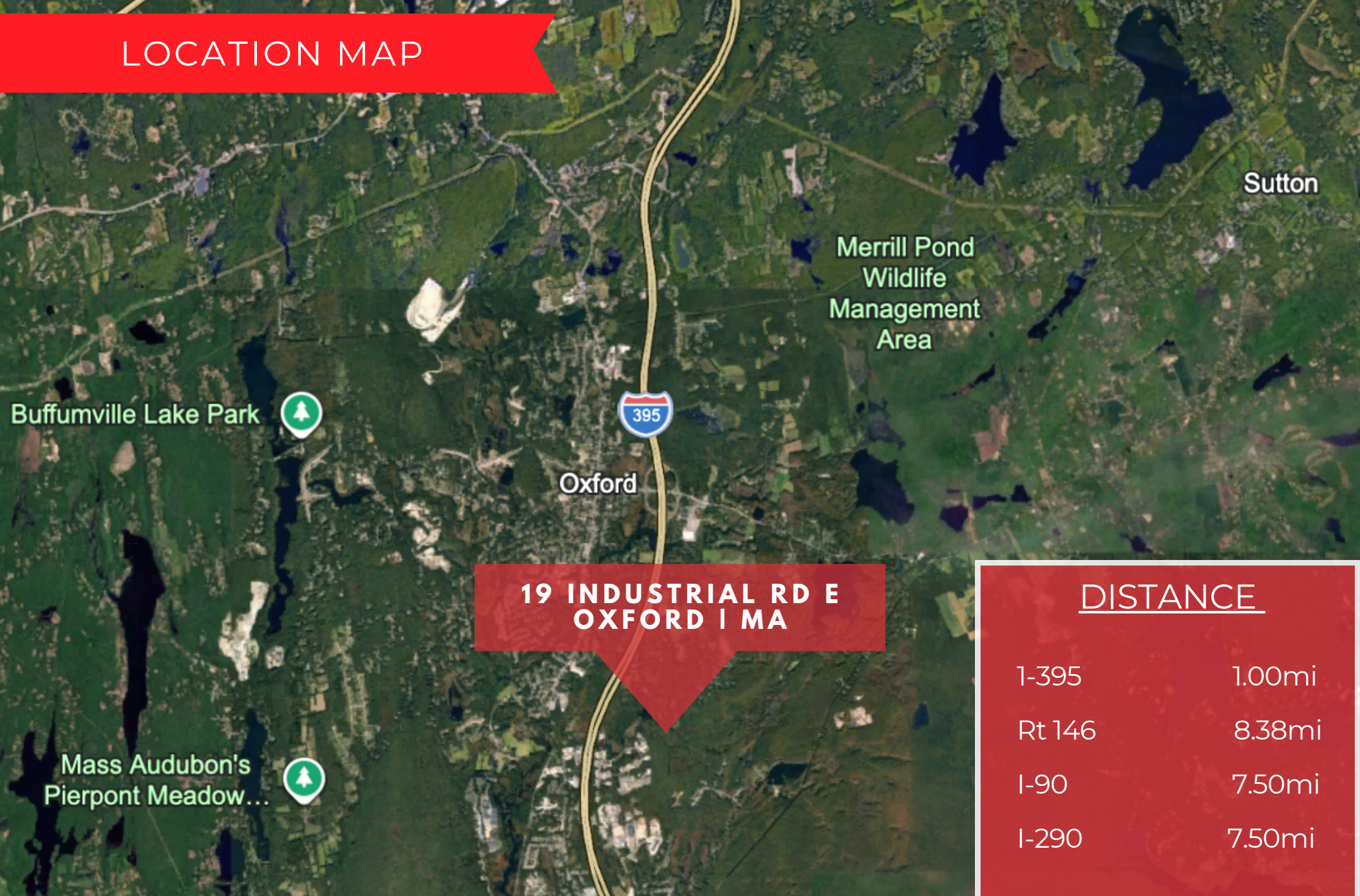
Located in Oxford's Industrial park there is convenient access to major regional highways, 1 minute from I-395 and less than 10 minutes to I-90, I-250, and Rt. 146.



PROPERTY OVERVIEW

BUILDING SIZE:	+/- 40,100 SF
OFFICE SIZE:	+/- 6,000SF
LOT SIZE:	+/- 3.63 ACRES
COMPRESSED AIR:	THROUGHOUT
OUTDOOR STORAGE:	+/- 1 ACRES
ELETRIC:	800 AMP 480V 3 PHASE
CLEAR HEIGHT:	32.5'-37'
LOADING DOCK:	1 with Leveller
DRIVE IN DOORS:	5 - 2(16') 1(12') 3(8')
CRANES:	2 - 1(10 ton) 1(15 ton)
YEAR BUILT:	1990

LOCATION MAP

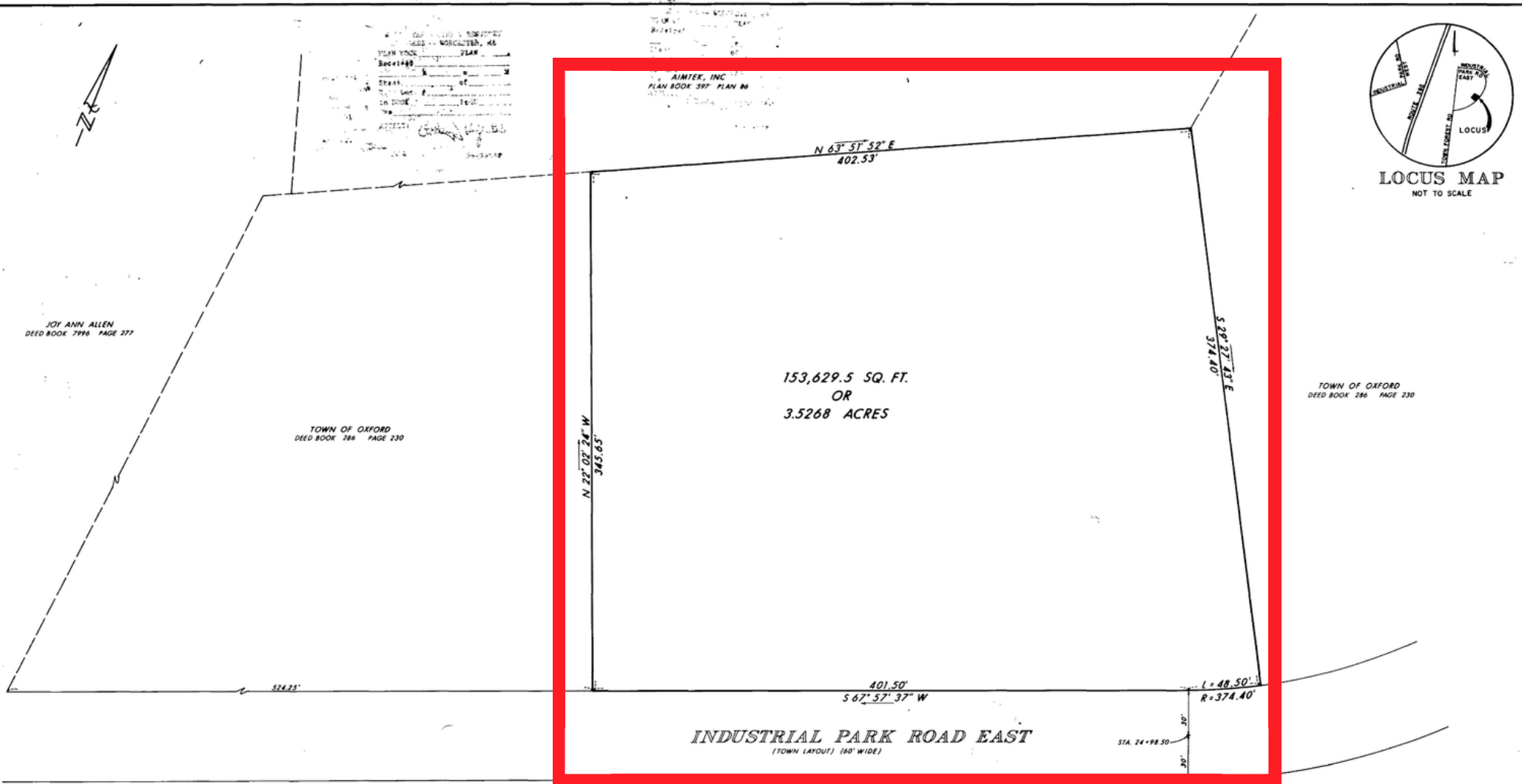


Proximity to key transportation routes
including I-395 | Rt 146 | I-90 | I-290

AERIAL



SITE PLAN



REFERENCES:
DEED BOOK 286 PAGE 230
PLAN BOOK 536 PLAN 50
PLAN BOOK 516 PLAN 90

RESERVED FOR REGISTRY OF DEEDS USE ONLY COMMONWEALTH DISTRICT REGISTRY OF DEEDS - WORCESTER, MA PLAN BOOK 1629 PLAN 45 Registered Nov 21, 1989 3-27-89 PLAN BOOK 1629 PAGE 45 Fee \$28.00 ATTEST: <i>[Signature]</i> Register	APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED BY THE TOWN OF OXFORD PLANNING BOARD <i>[Signature]</i> 3rd 12, 1989 #555 <i>[Signature]</i> 7	PLAN OF LAND IN OXFORD, MASSACHUSETTS OWNED BY THE TOWN OF OXFORD SCALE: 1" = 30' 30 15 0 30 60 90 120 150 MAY 11, 1989 A.F. PAIGE ASSOCIATES 714-B SOUTHBRIDGE ST. AUBURN, MASSACHUSETTS 01501 REGISTERED ENGINEERS & SURVEYORS AUBURN, MASSACHUSETTS 01501 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS
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ASSESSORS

Industrial Park East Rd, Oxford, MA

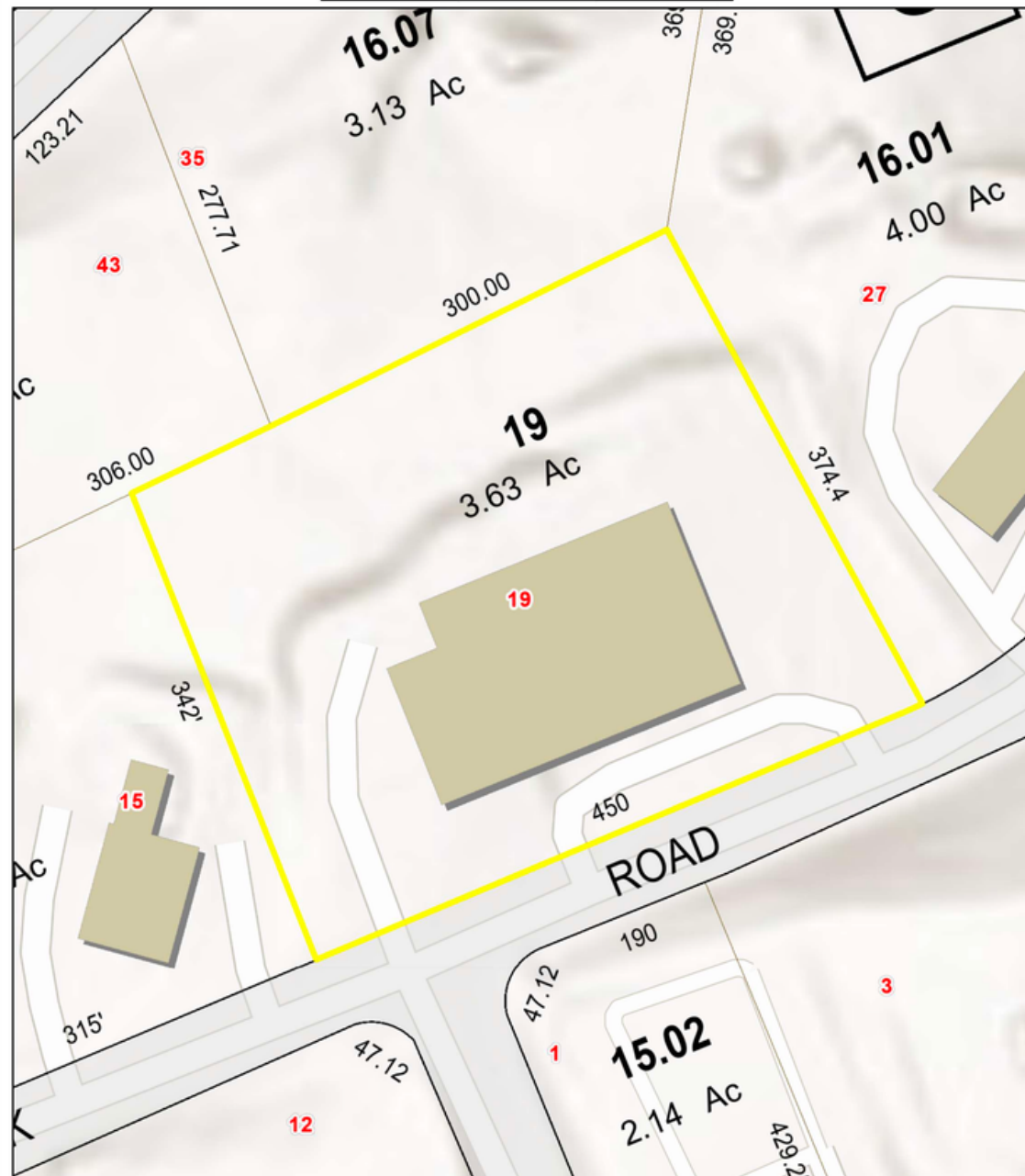


Map/Lot: 56C19

1 inch = 98 Feet

www.cai-tech.com

April 23, 2026



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PHOTOS



MARKETED EXCLUSIVELY BY:

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BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION

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