

INDUSTRIAL MANUFACTURING PORTFOLIO AVAILABLE FOR SALE

23 DANA ROAD & 434 MAIN STREET

Oxford, Massachusetts



WILLIAM D. KELLEHER, IV
508.596.5395
wkelleher@kelleher-sadowsky.com

JAMES COZZA
508.450.4271
cozza@kelleher-sadowsky.com





23 Dana Road



434 Main Street

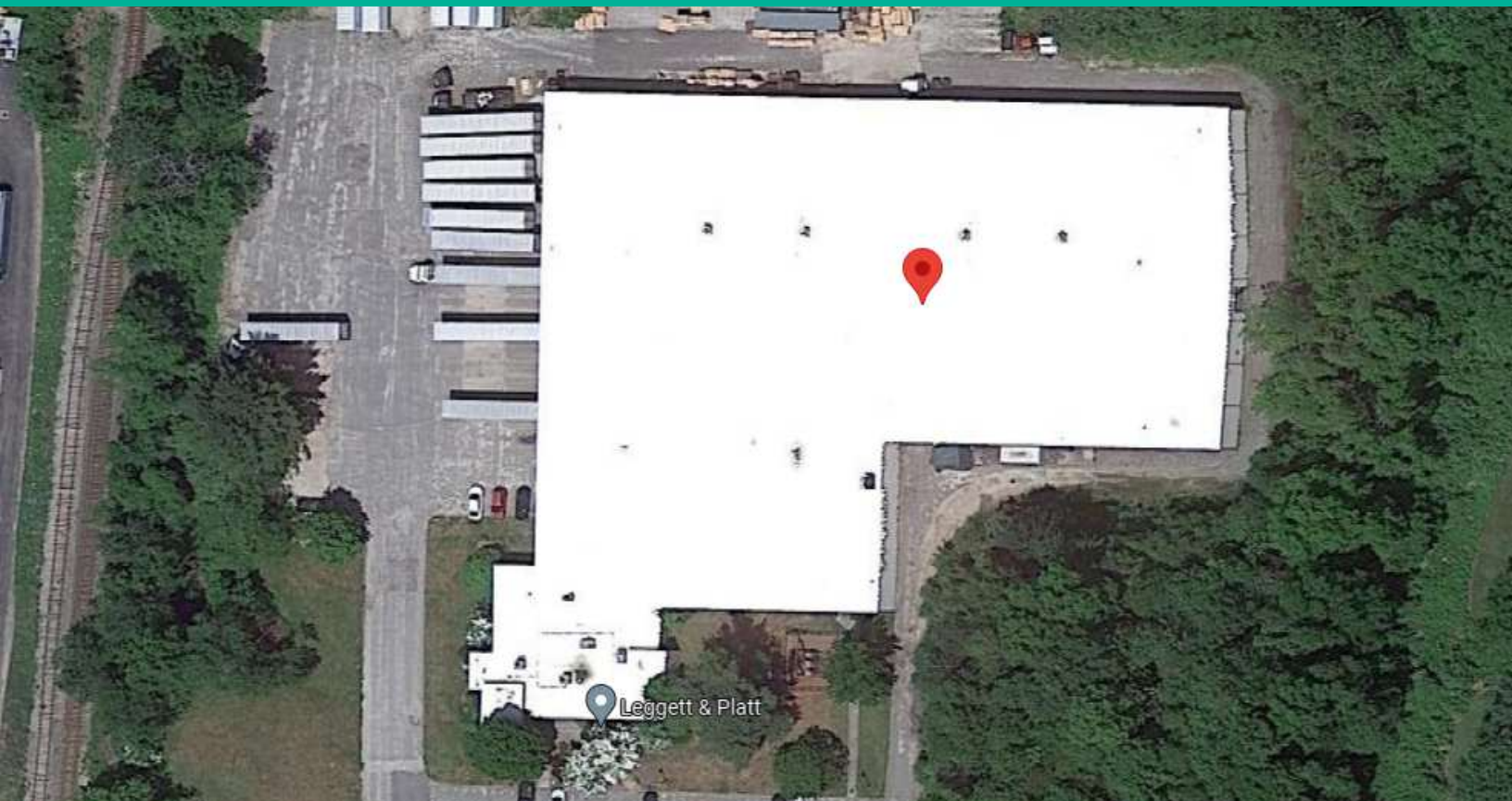
PROPERTY SUMMARY

Kelleher & Sadowsky is pleased to introduce a two building industrial portfolio that is available for sale. The properties are located at 23 Dana Road and 434 Main Street in Oxford, Massachusetts.

23 Dana Road is a \pm 22.85 acre industrially zoned parcel of land, improved with a \pm 69,192 square foot industrial manufacturing building. The property is located in an industrial park setting, with excellent highway access to Routes I-290, I-395 and the Massachusetts Turnpike (I-90). The site is suitable for a variety of manufacturing, warehouse, or industrial uses, with potential for future development given the substantial lot size. Abutting the site is the Providence and Worcester Railroad, where rail siding may be available. The property is currently vacant.

434 Main Street (Route 12) is a \pm 1.04 acre commercially zoned parcel of land, that is improved with an \pm 1,800 square foot industrial repair facility, with multiple drive-in bays (two of which are drive-through bays). The visibility and lot size make this an attractive offering for contractors looking for a building with yard space, retailers looking for visibility and exposure, or potential re-development. The property is currently vacant.

ASKING PRICE: \$4,600,000



23 DANA ROAD | PROPERTY SPECIFICATIONS

MBLU:	29-A01
Owner:	Leggett & Platt, Inc.
Building Size:	± 69,192 SF
Year Built:	Circa 1980
Lot Size:	± 22.85 acres, which may allow for building expansion and/or outdoor storage
Topography:	Generally, level, with moderate sloping to the north of the property
Description:	Industrial (Factory)
Condition:	Average
Construction:	Steel beam, tilt-slab concrete panel construction
Loading:	Three (3), 14' drive-in doors, five (5) loading docks with manual loafing plates

Ceiling Height:	17' to below the joists, 20' to roof deck
Sprinkler System:	None
HVAC:	Natural gas
Sewer/Water:	well water/septic
Roof:	Semi-pitched metal (circa 1998)
Column Spacing:	40' x 40'
Electrical Capacity:	Three-phase, 2,000/AMP
Zoning:	Industrial (I)
Highway Access:	Routes I-395, I-290, and I-90 (Mass Pike)
Trailer Parking:	Ample outside area





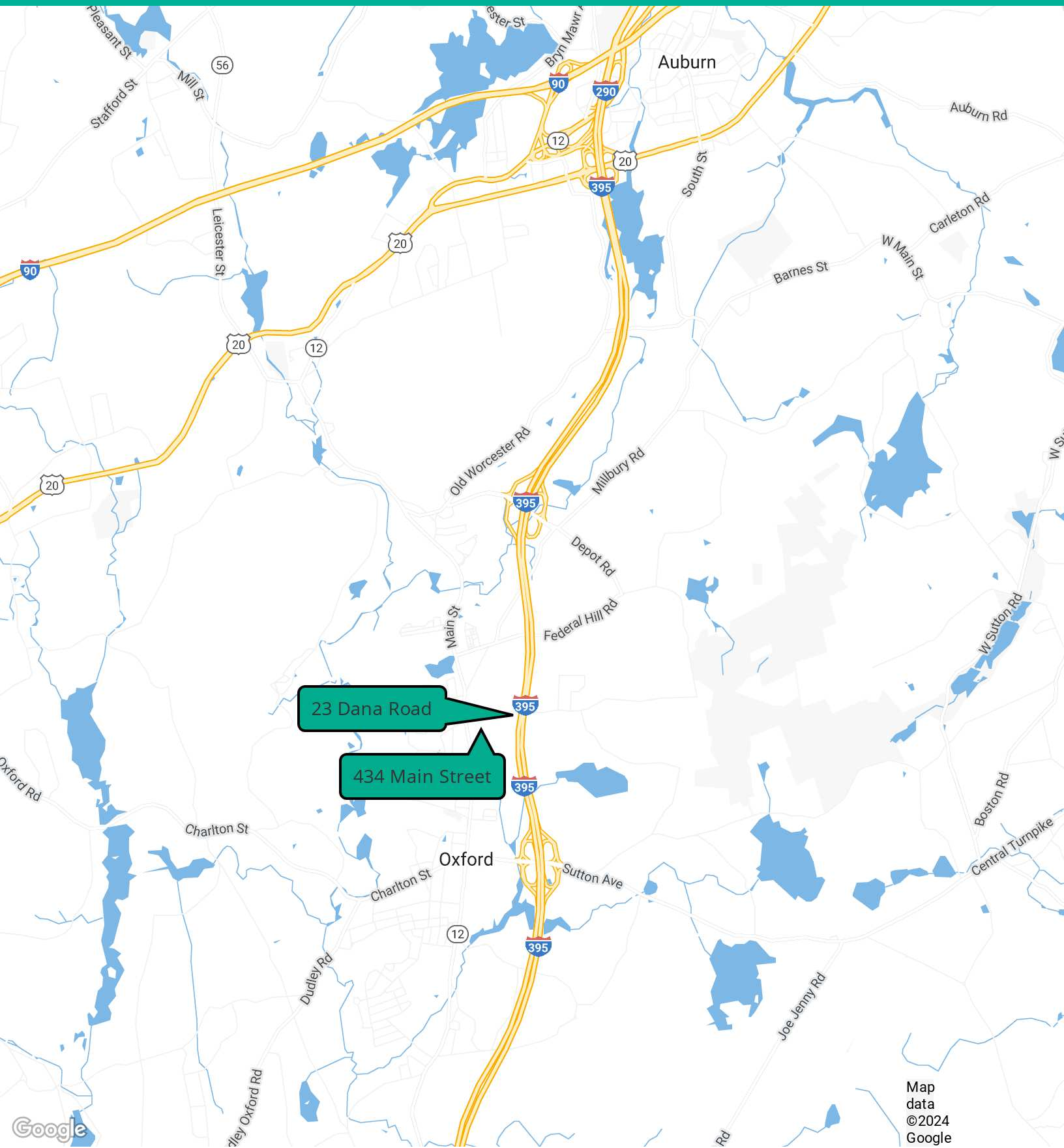
434 MAIN STREET | PROPERTY SPECIFICATIONS

MBLU:	29B-B06	Construction:	Steel & block
Owner:	Leggett & Platt, Inc.	Loading:	Four (4) overhead drive-in doors
Building Size:	± 1,800 SF	Ceiling Height:	± 12'
Year Built:	Circa 1920	Sprinkler System:	None
Lot Size:	± 1.04 acres	Sewer/Water:	well water/septic
Topography:	Level	Roof:	Gable-hip asphalt
Description:	Retail location, currently improved as a repair/service facility	Zoning:	Industrial/Factory/General Business
Stories:	Single	HVAC:	Oil heat by forced hot air
Condition:	Very good	Highway Access:	Routes I-395, I-290, and I-90 (Mass Pike)
		Frontage:	258' on Main Street



FOR SALE • 23 DANA ROAD & 434 MAIN STREET

Location Map



Map
data
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