

# FOR SALE

## 201 Governor Dukakis Drive, Orange, MA



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# PROPERTY OVERVIEW

Brian Johnson & Joe Laursen of Kelleher & Sadowsky Associates, Inc. are pleased to offer 201 Governor Dukakis Drive in Orange, Massachusetts as available for sale. The property consists of two industrial warehouse buildings on a paved  $\pm 3.5$ -acre lot. Building 1 is a  $\pm 24,000$  square foot metal industrial warehouse with one (1) loading dock and two (2) drive-in doors. Building 2 is a  $\pm 4,000$  square foot industrial building with two (2) overhead drive-in doors that has been utilized for maintenance and equipment storage. The property has historically been operated by a moving and storage company. The buildings provide high ceilings, adequate loading, and efficient column-free space. In addition, the property has  $\pm 1.5$ – $2$  acres of paved outdoor storage area (with additional covered parking area) and parking for trailers, trucks, and equipment.

The property is located right off Route 2 and Route 202 at the Daniel Shays Highway and is situated within an industrial park setting. Corporate neighbors include the Orange Municipal Airport, Seaman Paper, PFP Distribution, the Town of Orange, Jump Town USA and Power Fund Holdings. The property's location off Route 2 provides convenient highway access to all points throughout the northeast into southern Vermont, greater Worcester into Boston, Southern New Hampshire, south to Springfield, Connecticut and New York City.



# OFFERING SUMMARY

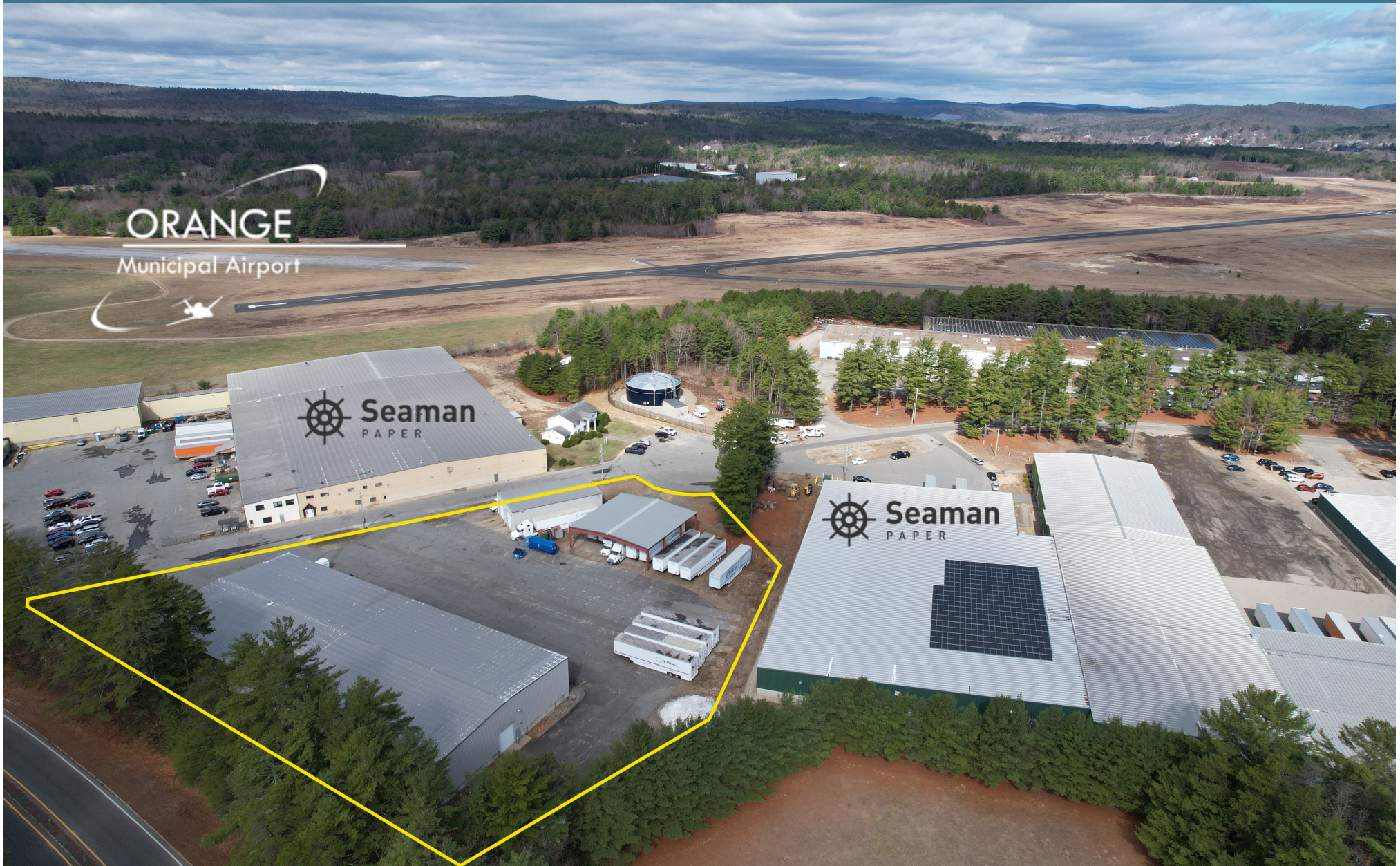
<b>Building Address</b>	201 Governor Dukakis Drive, Orange, MA
<b>Property ID</b>	251-9
<b>Book &amp; Page</b>	2782/75
<b>Property Type</b>	Industrial Warehouse
<b>Property Use</b>	Warehouse, Logistics, Manufacturing
<b>Construction</b>	Metal/Steel
<b>Roof</b>	Metal
<b>Building Size</b>	Building 1: ±24,000 SF Building 2: ±4,000 SF
<b>Lot Size</b>	±3.47 Acres
<b>Parking</b>	On-site paved lot with additional covered parking area
<b>Year Built</b>	Building 1: 1994; addition in ±1997 Building 2: ± 2005
<b>Loading</b>	<ul style="list-style-type: none"><li>• Building 1: One (1) loading dock, two (2) drive-ins</li><li>• Building 2: Two (2) overhead doors</li></ul>
<b>Ceiling Height</b>	±24' - 28'
<b>Column Spacing</b>	Clear Span
<b>Heat</b>	Propane
<b>Sewer/Water</b>	Private Septic/Town Water
<b>Electrical Capacity</b>	National Grid, 200 amps
<b>Sprinkler System</b>	Dry System
<b>Zoning</b>	Industrial (I)
<b>RE Taxes</b>	\$18,389.48 (\$1.52/SF)
<b>Operating Expenses</b>	\$65,000 (\$2.32/SF)
<b>Sale Price</b>	\$1,995,000



# LOCATION | Direct Access to US Route 202 and MA Route 2



# LOCATION | Proximity to Orange Municipal Airport

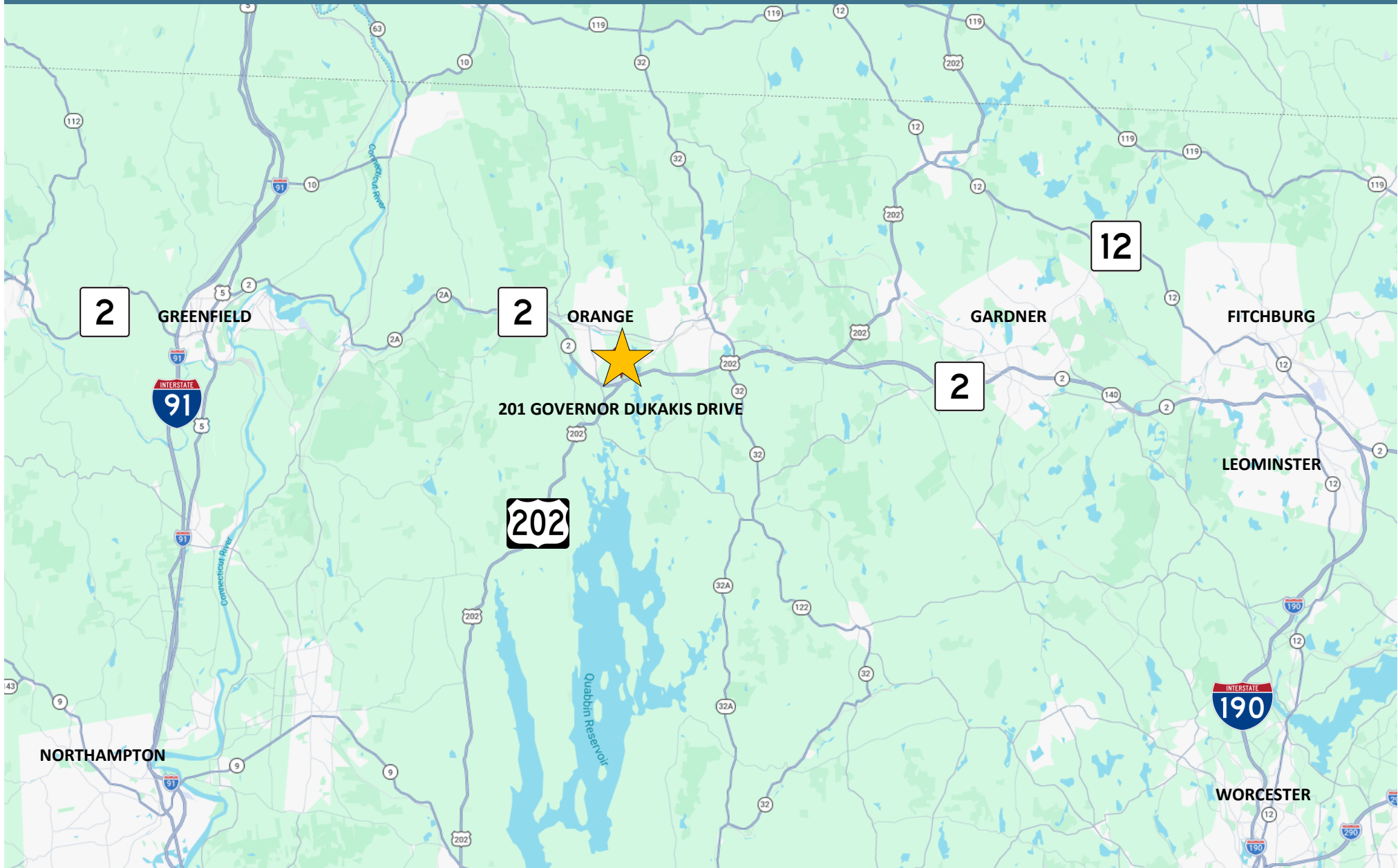


ORANGE  
Municipal Airport

Seaman  
PAPER

Seaman  
PAPER

# LOCATION | Accessibility to Major Routes





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