

40 Crescent Street Worcester, MA



FOR SALE & LEASE

+/- 251,202 SF Industrial Complex

CRITERION
CRITERION GROUP LLC

 **Kelleher
& Sadowsky**

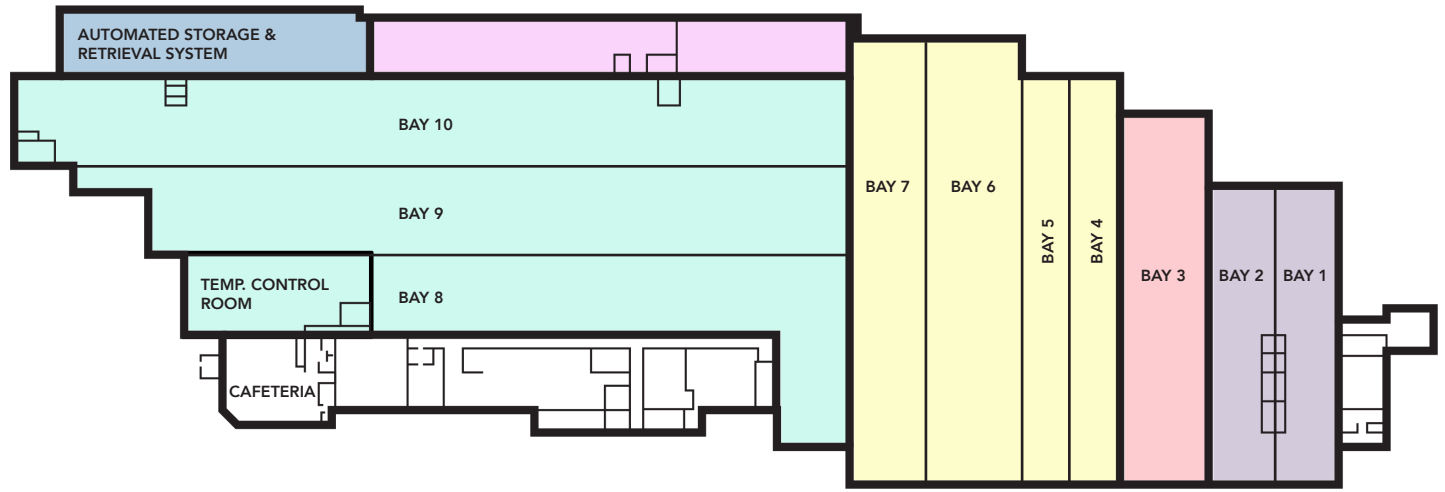


INTRODUCING 40 CRESCENT STREET:

Kelleher & Sadowsky Associates is pleased to introduce 40 Crescent Street in Worcester, Massachusetts. This industrial complex offers (+/-) 251,202 square feet of high bay warehouse, manufacturing, and office space. Formerly occupied by Primetals Technologies, a global leader in the metal industry.

AN INDUSTRIAL COMPLEX

The site sits on 20.70 acres that can accommodate the parking of vehicles and outdoor storage. The property is adjacent to and visible from I-290 with easy access to I-90, I-190, I-495, and Routes 146, 9, and 20. Call today to schedule a tour.

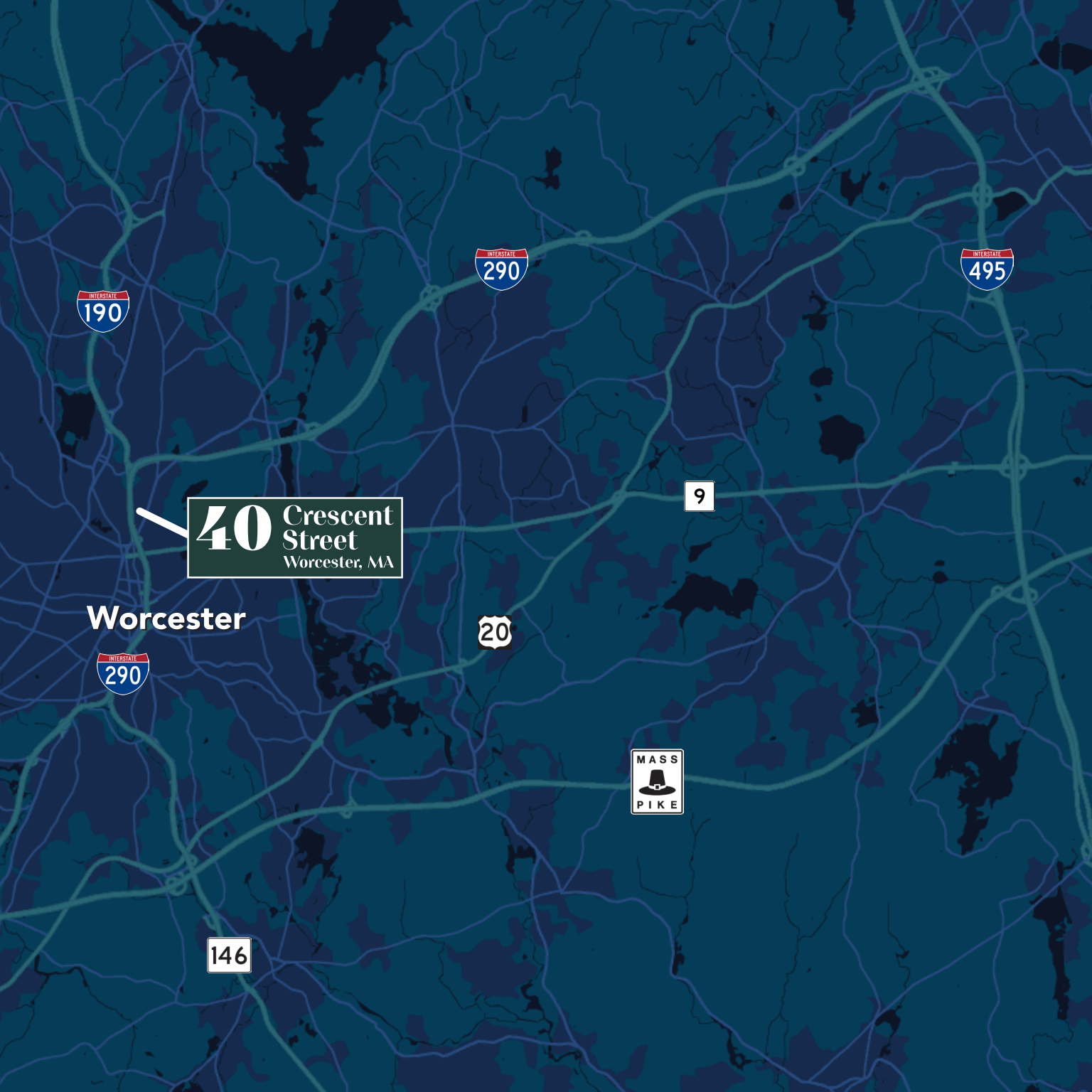


BUILDING SPECIFICATIONS

Total Building SF	251,202
Available SF	251,202
Tailboard Loading Docks	4
Drive-in Doors	4
Zoning	MG-2
Lot Size	20.73 Acres
Power	3800 amps
Utilities	<i>Water & Septic</i> Town Water and Septic <i>Electric</i> National Grid <i>Gas</i> Superior Plus Propane

BAY NO.	LENGTH X WIDTH IN FT.	CLEAR HEIGHT IN FT.
TEMP. CONTROL ROOM	125 x 54	33 - 45
1	200 x 45	32
2	200 x 45	32
3	250 x 60	22
4	275 x 32	30
5	275 x 32	30
6	300 x 60	30
7	300 x 32	30
8	250 x 54	33 - 45
9	375 x 60	33 - 45
10	475 x 60	33 - 45

HIGHWAY VISIBILITY & BUILDING LOCATION



40 Crescent
Street
Worcester, MA

For More Information Contact:

Philip A. DeSimone

508-635-6795

desimone@kelleher-sadowsky.com

James G. Umphrey

508-635-6790

umphrey@kelleher-sadowsky.com

Joe Laursen

508-841-6202

laursen@kelleher-sadowsky.com

CRITERION
CRITERION GROUP LLC

 **Kelleher
& Sadowsky**