

WAREHOUSE SPACE FOR LEASE

56 STERLING STREET

Clinton, Massachusetts



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 **Kelleher
Sadowsky**



PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 56 Sterling Street, Clinton, a 190,000 square foot warehouse currently offering a combined approximate 53,500 square feet for lease. Boasting an impressive 20,000 amps of power, this facility is tailored to meet the demands of heavy-duty manufacturing and industrial firms, providing businesses with the electricity needed to fuel their operations. There are multiple parking options available making it easy for personnel and clients to navigate the premises. Choose from two unit sizes, 22,600 square feet on the first floor or 30,900 square feet on the second floor, which may be considered to be subdivided. Please contact the listing broker for more information or to schedule a private showing.

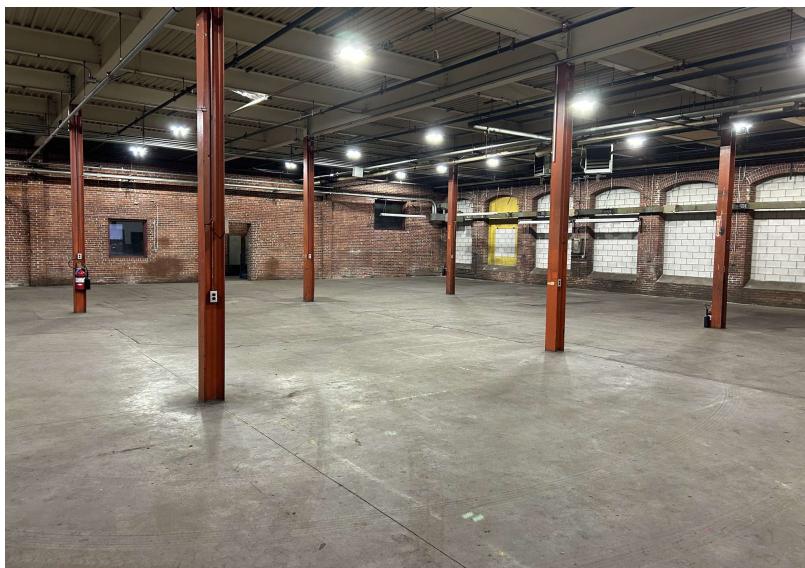
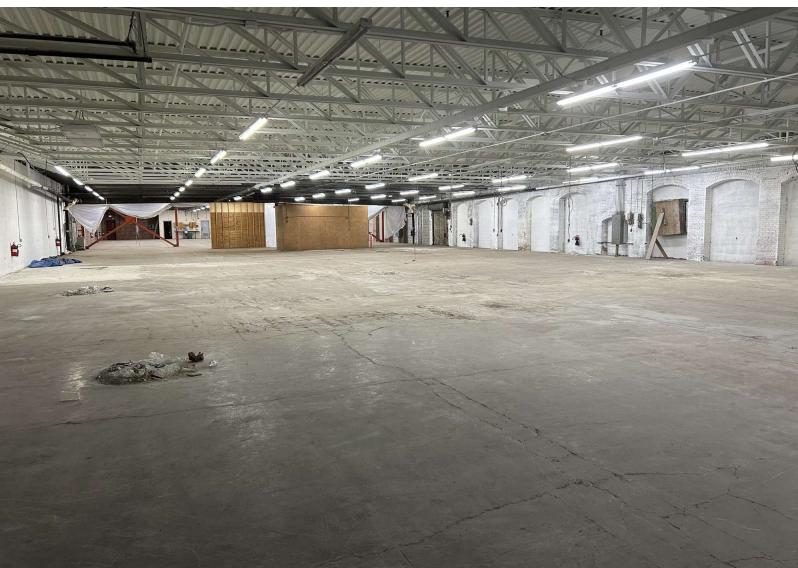
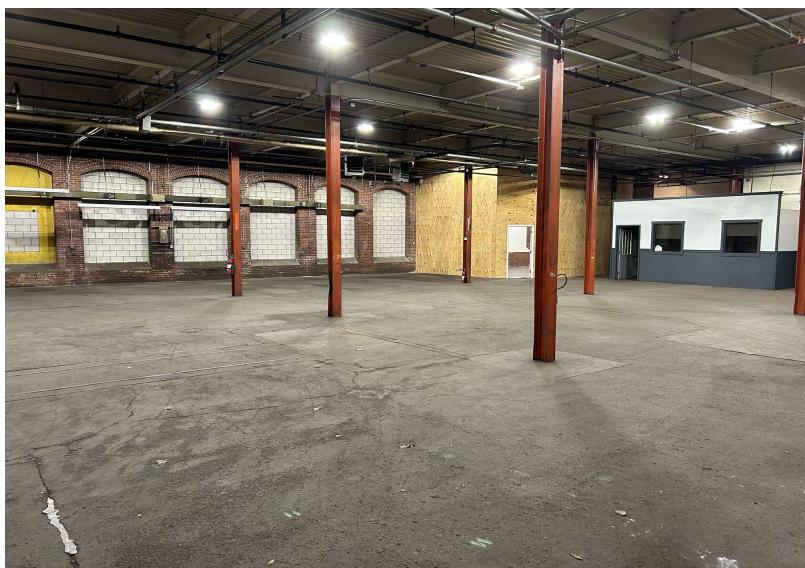
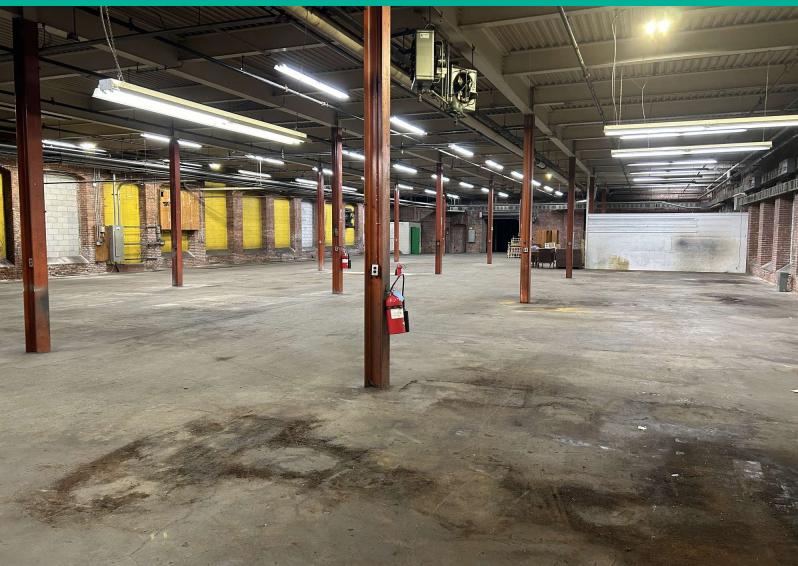
OFFERING SUMMARY

Property Type	Industrial
Building Size	161,799 SF
Available SF	22,600 - 30,900 SF
Lot Size	3.89 Acres
Power	20,000 Amps
Zoning	IND
Lease Rate	\$4.25 - \$5.50 SF/YR (Negotiable; NNN)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,775	9,488	13,729
Total Population	11,269	23,125	34,851
Average HH Income	\$103,055	\$123,546	\$141,308

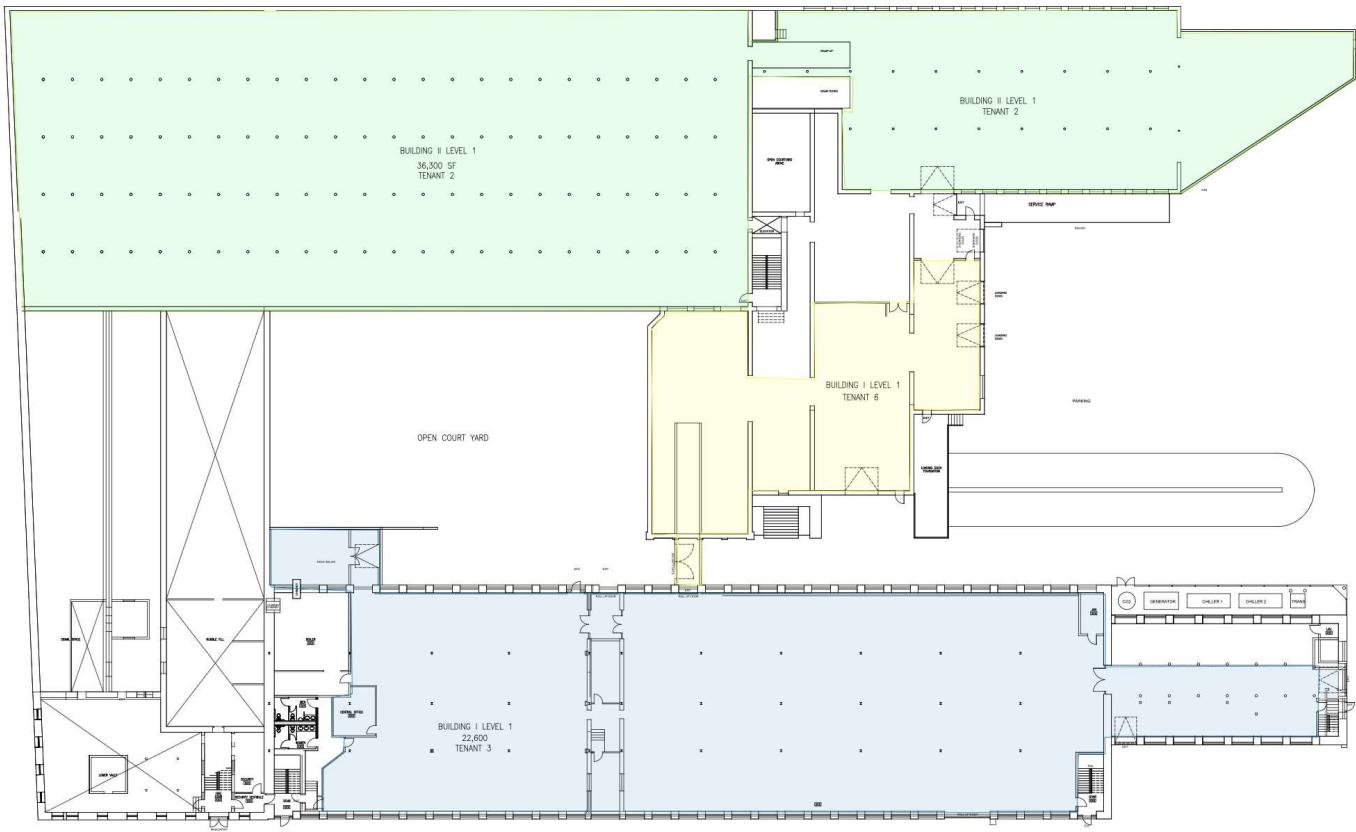
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Additional Photos



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Floor Plan - First Floor

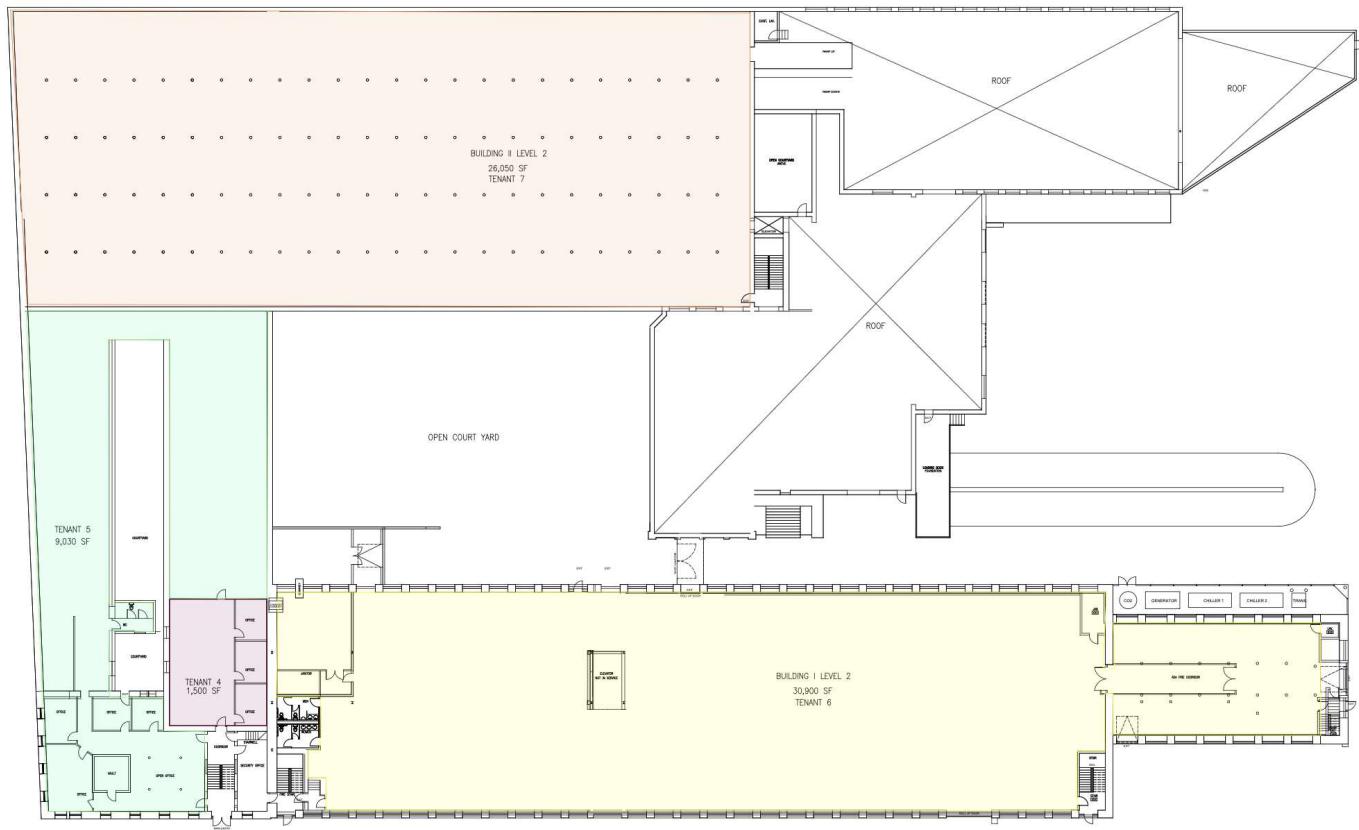


BUILDING 1 & 2- LEVEL1

56 Sterling Street Clinton, Massachusetts

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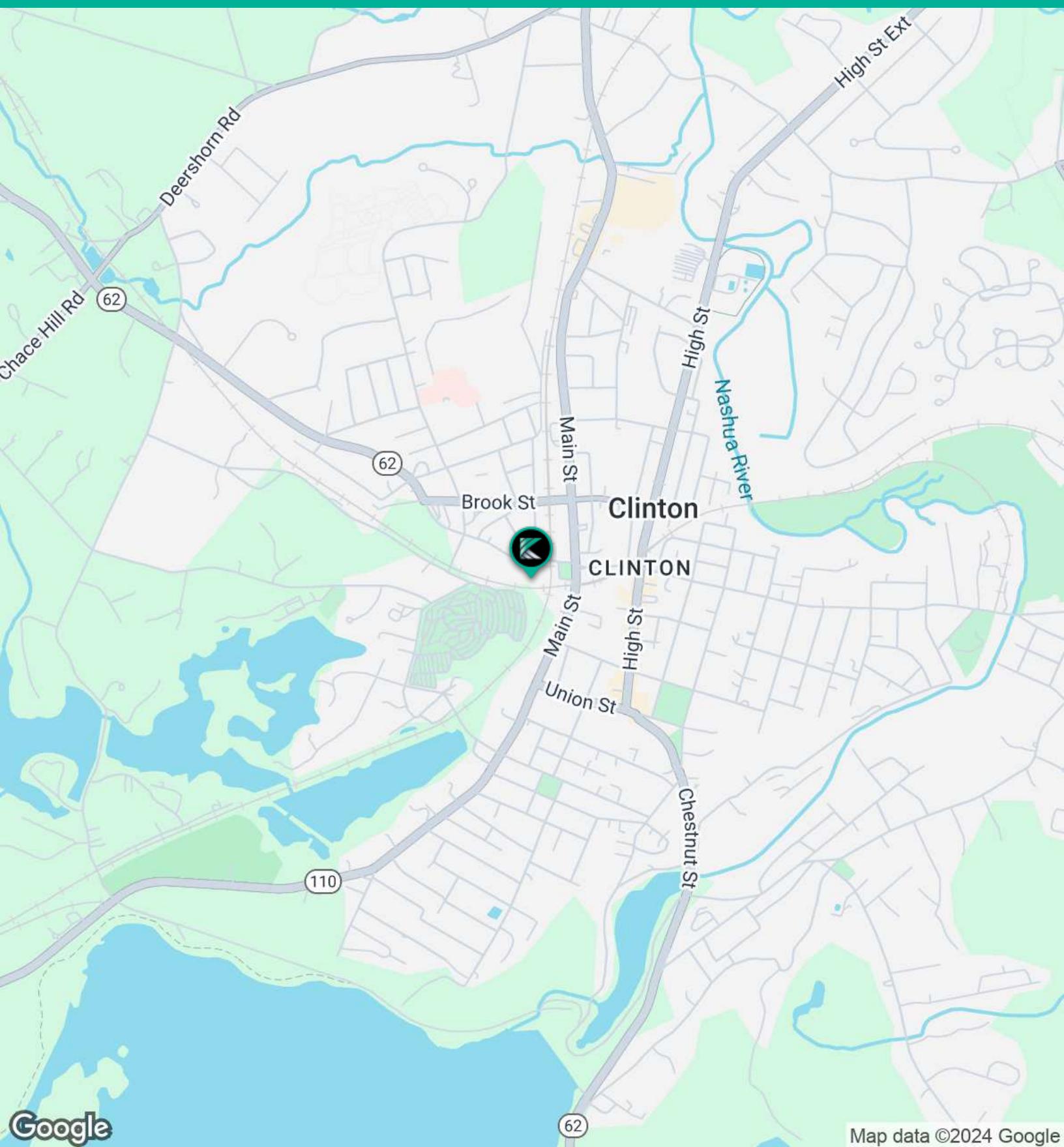
Floor Plan - Second Floor



BUILDING 1 & 2- LEVEL 2

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Location Map



Google

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