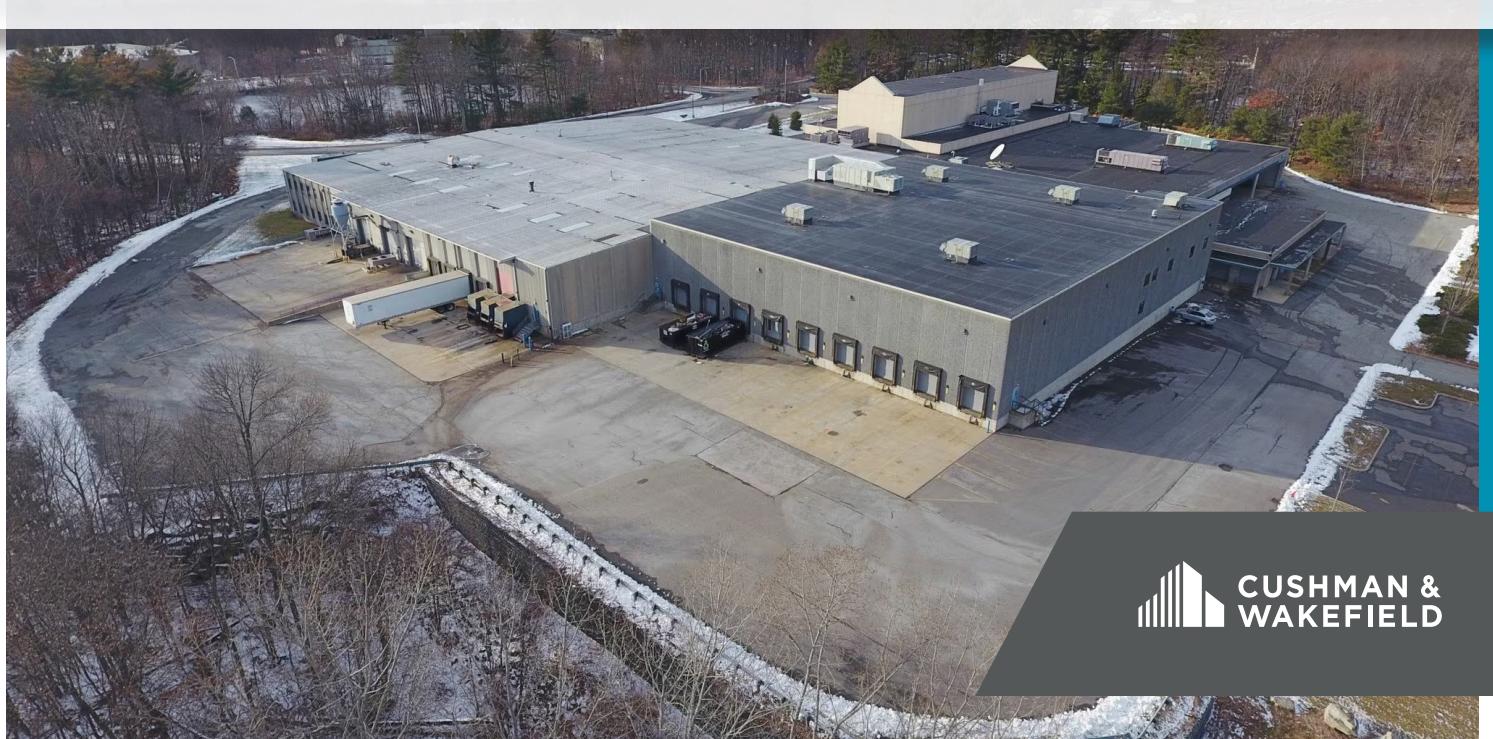




**20,000 - 120,000 RSF FOR SUBLEASE
WOON-TECH INDUSTRIAL FACILITY**

7-9 LATTI FARM ROAD

MILLBURY, MA 01527



 **CUSHMAN &
WAKEFIELD**

Sublease Highlights

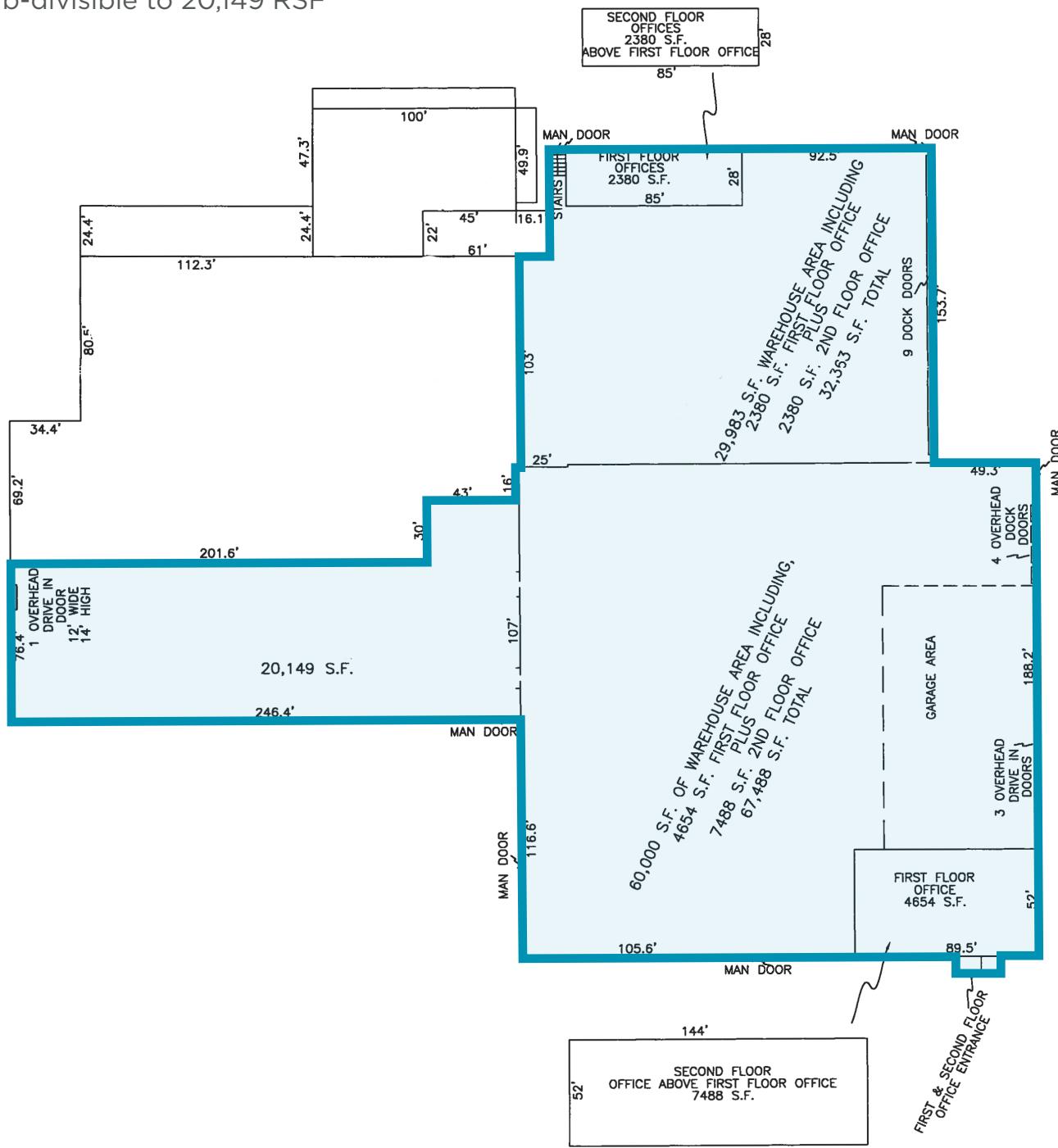
ADDRESS:	7-9 Latti Farm Road Millbury, Massachusetts 01527
BUILDING SIZE:	160,105 GSF
YEAR BUILT:	1989
AVAILABLE SPACE:	120,000 RSF Sub-divisible to 20,149 RSF
SUBLEASE TERM:	Through July 31, 2031
LOADING:	4 overhead interior doors with ramps/drive-ins and 13 docks
CEILING HEIGHT:	26'0" - 45'11"
SPRINKLER/FIRESYSTEM:	Wet system throughout
GAS SERVICE:	Gas hung blowers in the warehouse space
POWER:	T480V, 7,000 amps, 3P, 4W
WATER SERVICE:	City of Worcester
SEWER SERVICE:	Town of Millbury
OPERATING EXPENSES & REAL ESTATE TAXES:	Operating expenses and tax costs are estimated to be approximately \$2.00/SF



Floor Plan

120,000 RSF

Sub-divisible to 20,149 RSF



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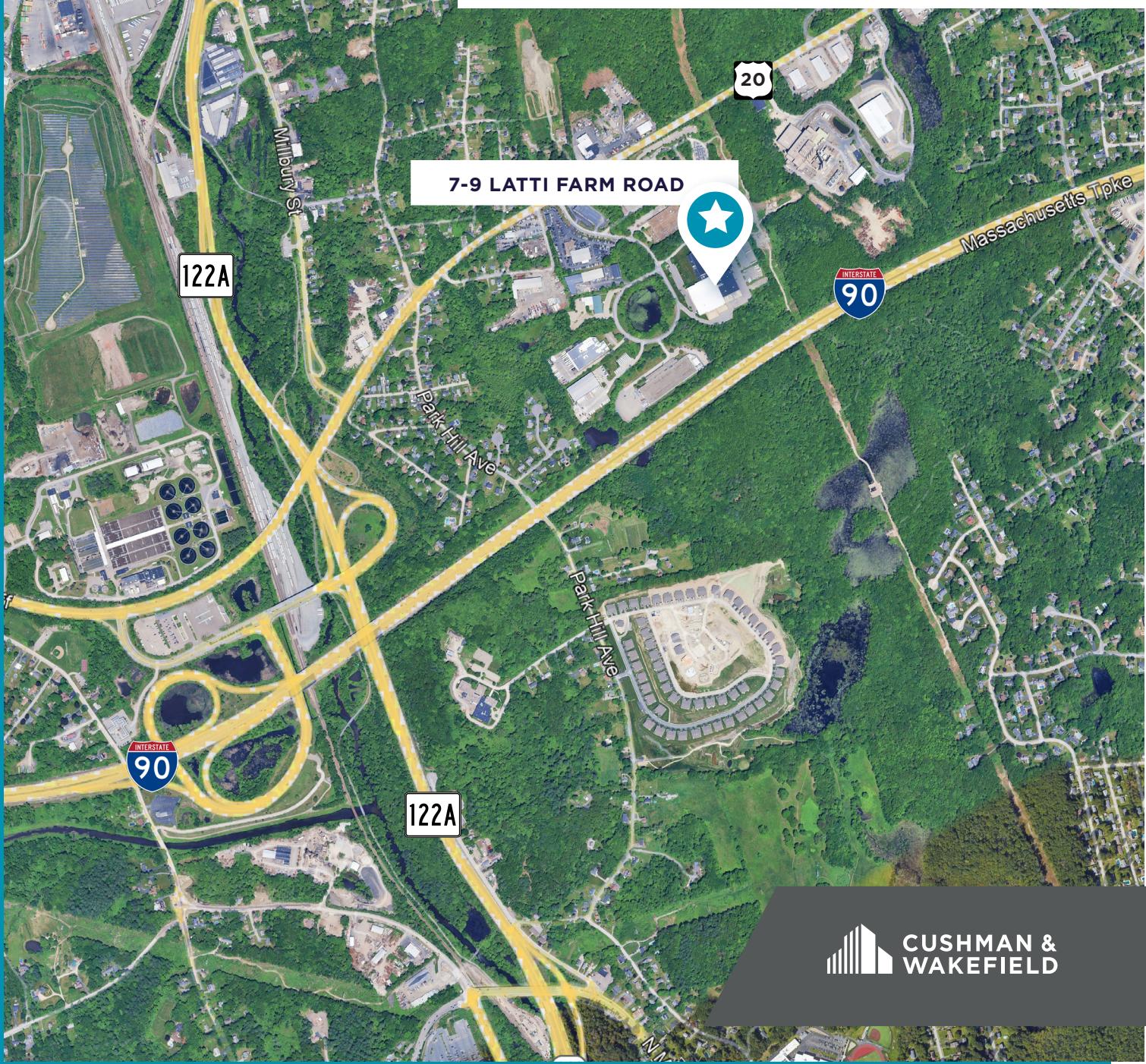
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FOR SUBLEASE

7-9 LATTI FARM ROAD

MILLBURY, MA 01527



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