

# WAREHOUSE SPACE FOR LEASE



## 56 STERLING ST

CLINTON, MA 01510



**EVAN KOOGLER**

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## EXECUTIVE SUMMARY



### 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)

### PROPERTY OVERVIEW

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.



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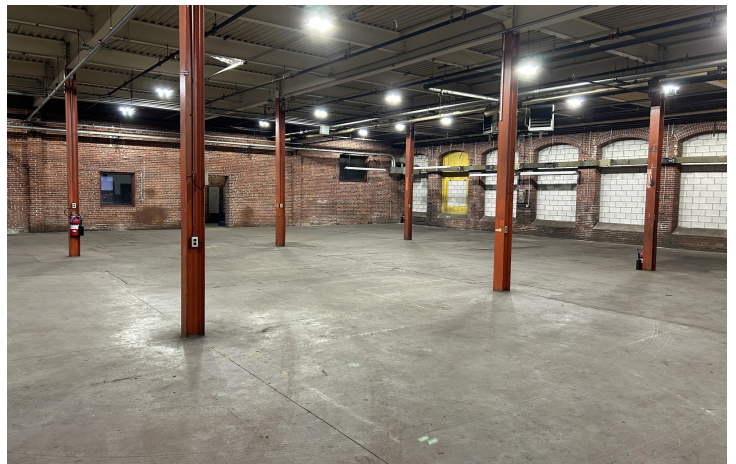
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## INTERIOR PHOTOS



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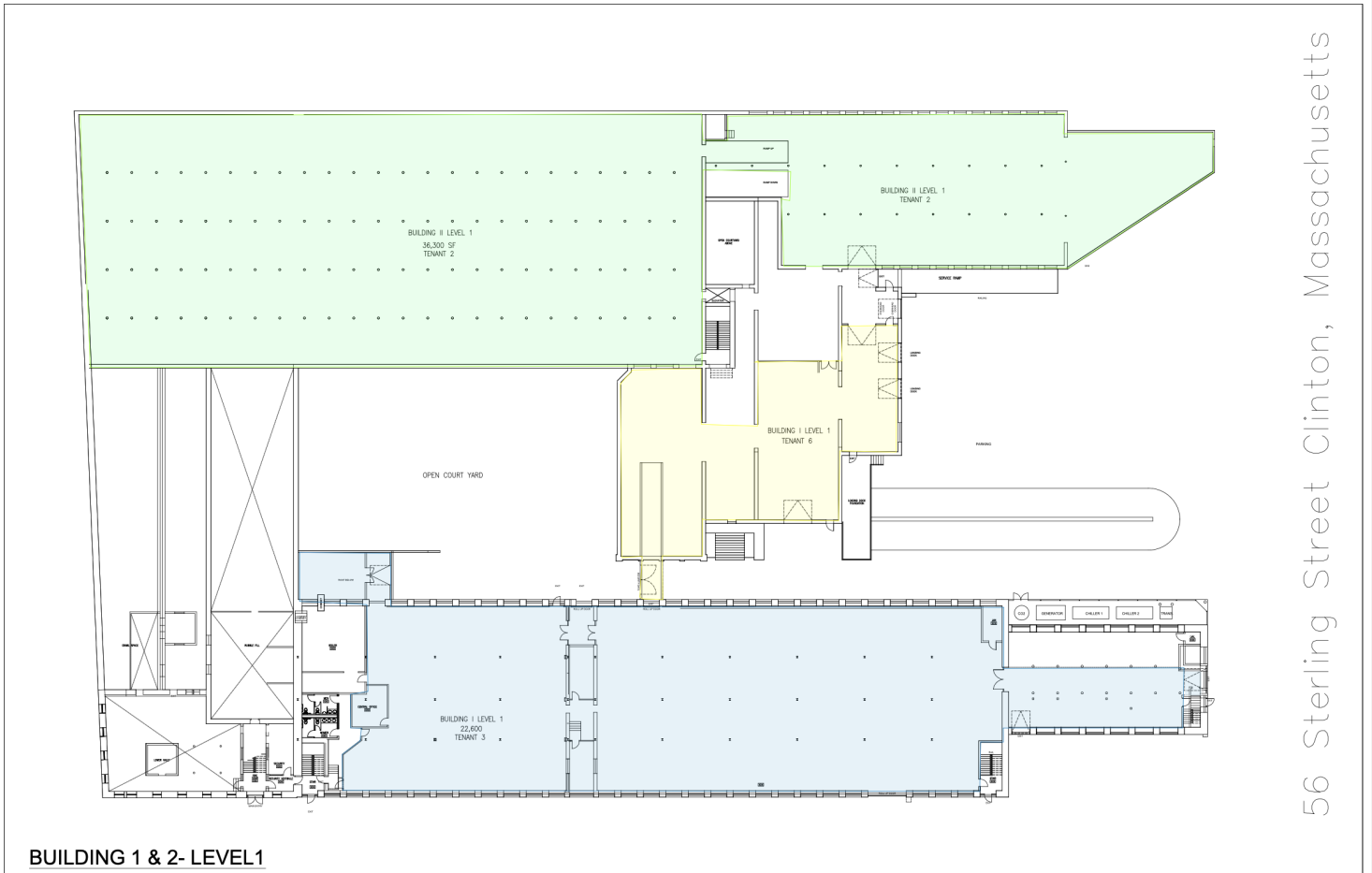
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

# FLOOR PLAN - 1ST FLOOR



56 Sterling Street Clinton, Massachusetts



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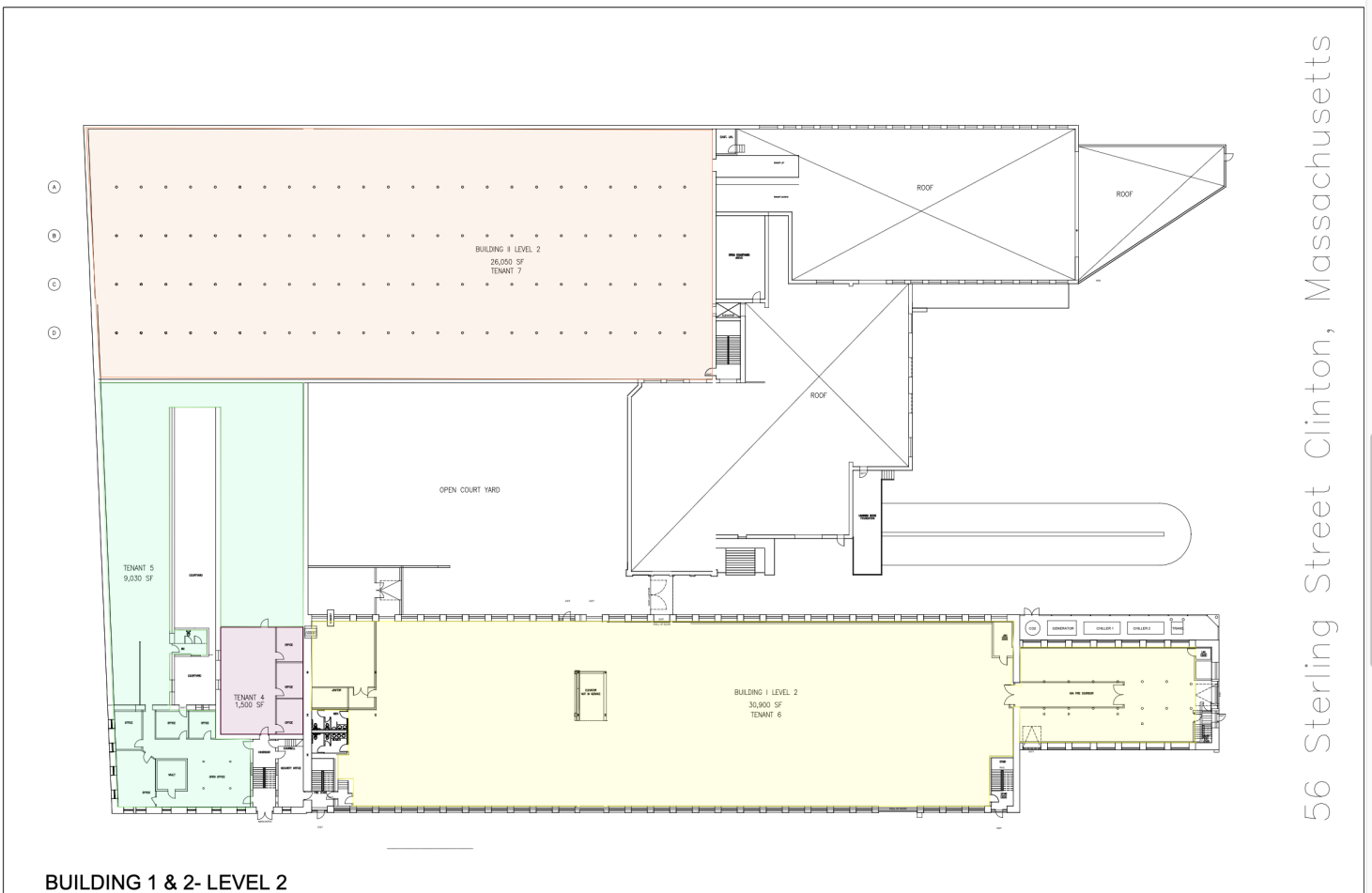
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# FLOOR PLAN - 2ND FLOOR



56 Sterling Street Clinton, Massachusetts

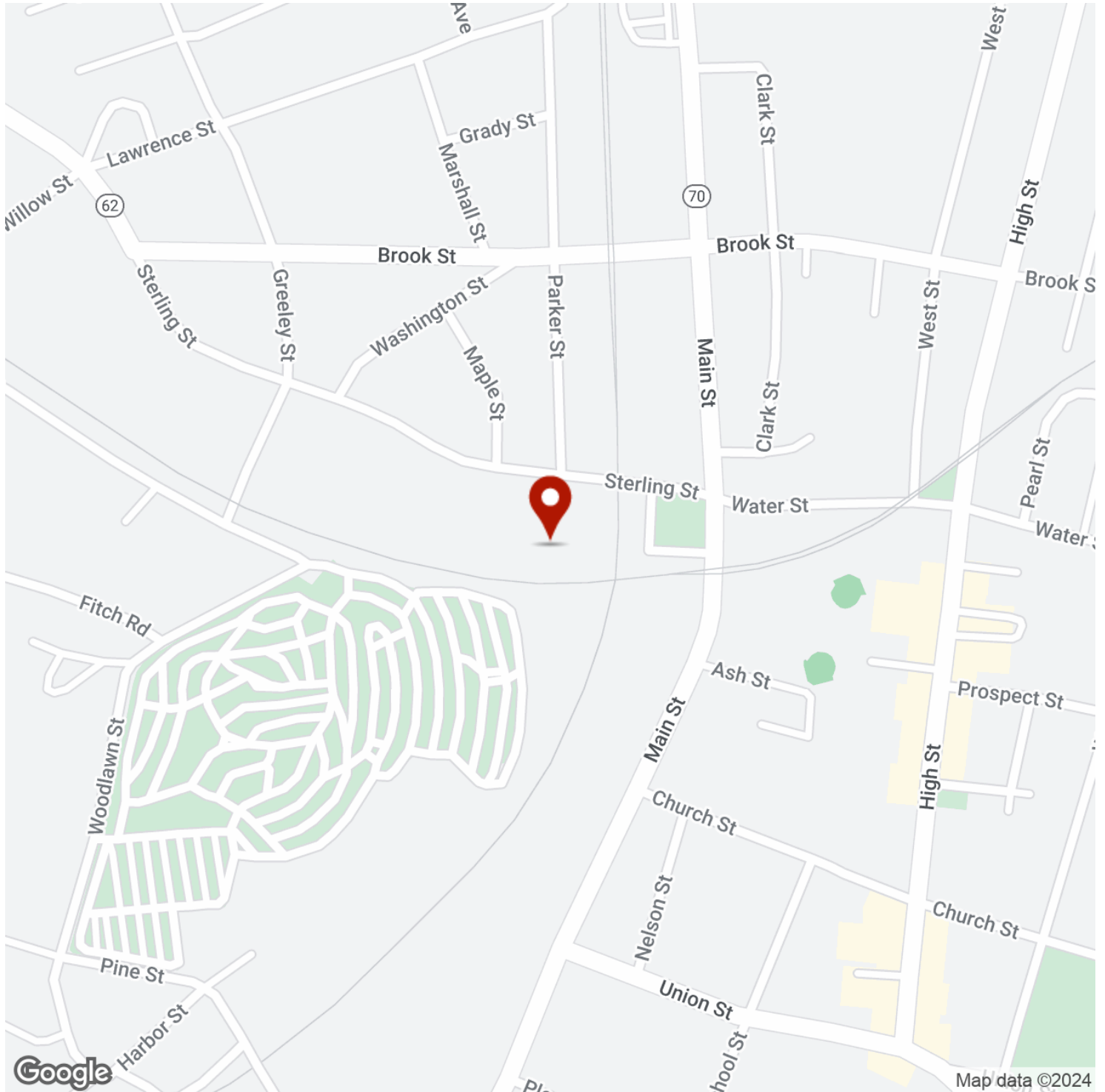


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# LOCATION MAP



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