

# 44 RIVULET STREET

Marcus & Millichap  
THE KLEIN GROUP



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# 44 RIVULET STREET



44 Rivulet Street  
Uxbridge, MA  
01569

## PRESENTED BY

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# PROPERTY DETAILS

**44 RIVULET STREET**

## ADDRESS

44 Rivulet Street  
Uxbridge, MA

## PRICE

\$3,999,999

## GROSS BUILDING AREA

131,065 SF

## LOT SIZE

6.5 ACRES

**CAN BE DELIVERED  
VACANT**

## PROPERTY DESCRIPTION

PRICE	\$3,999,999
PRICE / SF	\$30.52/SF
GROSS BUILDING AREA	131,065 SF
FIRST FLOOR SF	110,295 SF
SECOND FLOOR SF	6,740 SF
THIRD FLOOR SF	6,739 SF
BASEMENT SF	7,291 SF
LOT SIZE (+/-)	6.5 Acres
YEAR BUILT	1890-1970
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing/Mill
FLOORS	Three

## PROPERTY FACTS

TENANT COUNT	Three
OCCUPANCY (+/-)	5%
LEASE TERMS	T.A.W.
WAREHOUSE CLEAR	15' – 24'
WAREHOUSE (+/-)	104,118 SF (80%)
OFFICE (+/-)	26,947 SF (20%)

## PROPERTY HIGHLIGHTS

- Functional manufacturing facility with heavy crane
- Existing clean environmental reports
- Major roof repairs and replacement completed since 2022
- Operational crane in portion of #1 in Building Breakdown
- +100,000 SF of Class B 15'-24' FT clear
- 7 loading docks & 6 drive-ins



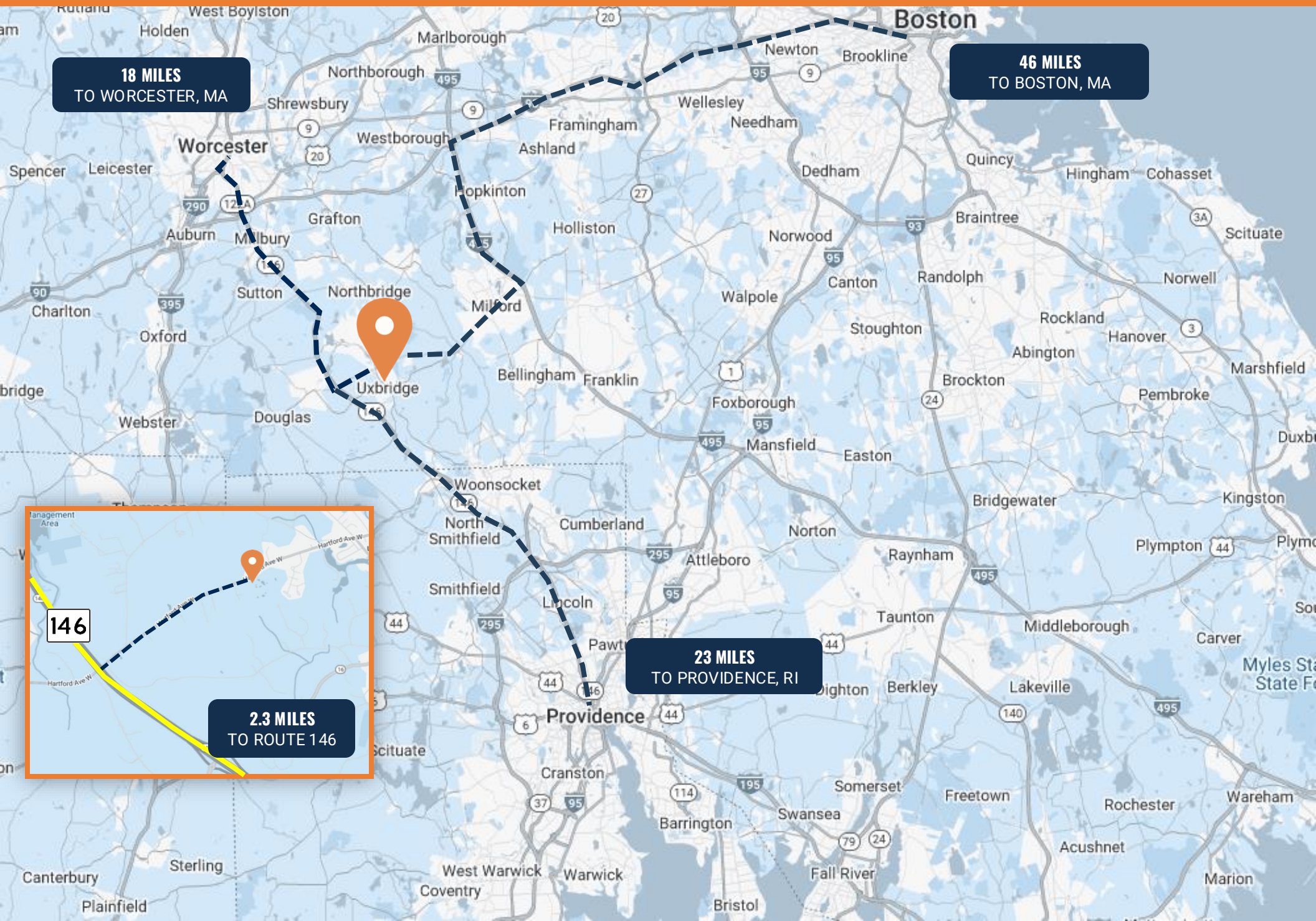
# PLAT MAP



**6.5 ACRES**



# REGIONAL MAP





# INVESTMENT SUMMARY

## PROPERTY DESCRIPTION

44 Rivulet Street in Uxbridge, Massachusetts is an industrial property that covers 131,065 SF. 44 Rivulet is a substantial manufacturing facility located at the intersection of Massachusetts, Rhode Island, and Connecticut. Featuring over one hundred thousand square feet of warehouse space, this location is ideal for a manufacturing or warehousing user. The buildings also easily subdivide for a multi-tenant facility. Actively occupied by a major manufacturer for the past twenty years, the property remains highly functional.

This site offers easy access to Route 146, offering a strategic location near both Worcester and Providence. Uxbridge is home to major companies including Milton Cat, BJs, and Campers World. This strategic location is ideal for operations requiring skilled labor.

*All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.*

ADDRESS	44 Rivulet Street, Uxbridge, MA
BUILDING AREA	131,065 SF
ZONING	Industrial A
ROOF	Various; pitched architectural asphalt shingles, rolled rubber, & pitched metal; aluminum & plastic gutters/downspouts
SPINKLER	Wet
LOADING DOCKS	7 Loading Docks
OVERHEAD DOCKS	6 Ground Level Overhead Doors
CLEAR HEIGHT	8'-24'
FUEL TYPE	Electric A/C, Heat: Both Propane & Oil
HVAC	A/C Only in Offices, 100% Heat
WATER & SEWER	Municipal



# BUILDING BREAKDOWN



BLDG	CLEAR	SF (+/-)
1	24'	22,735
2	11'	10,008
2A	11'	648
6	10'	6,000
6/7B	8'	7,291
7	10'	3,000
8	16'	2,240
9	12'	7,720
10	16'	2,865
12	15'	23,540
13	14'	3,000
15	12'	9,258
16	15'-20'	32,760
		131,065



# INTERIOR PHOTOS





# UXBRIDGE, MASSACHUSETTS

Uxbridge, Massachusetts, was first settled in 1662 and officially incorporated in 1727. Located in the Blackstone Valley, the town's history is deeply intertwined with the region's early industrial development, particularly the textile industry. Uxbridge's location in central Massachusetts offers residents and visitors easy access to several major highways including; Route 146, Route 16, Route 122, I-495 and I-90. Surrounding cities include; **Worcester**: About 20 miles to the northwest, Worcester is Massachusetts' second-largest city and a regional hub for commerce, healthcare, and culture. It offers a range of museums, theaters, restaurants, and universities, including Worcester Polytechnic Institute (WPI) and Clark University. **Providence, Rhode Island**: Located about 25 miles to the south, Providence is the capital of Rhode Island and offers a vibrant arts and dining scene, along with major universities like Brown University and the Rhode Island School of Design (RISD). It is a short drive from Uxbridge and offers a more urban experience. **Franklin**: Situated to the east of Uxbridge, Franklin is a neighboring town known for its historic sites, family-friendly atmosphere, and good schools. It also has a commuter rail station with direct access to Boston. Uxbridge, Massachusetts, is a town with a rich industrial history, beautiful natural landscapes, and convenient access to major highways and nearby cities. Its historical sites, scenic parks, and proximity to both Worcester and Providence make it an attractive location for residents and tourists alike.



***HOME TO OVER  
41,694 RESIDENTS***



***MINUTES FROM  
I-495 I-90, ROUTE  
146 & MORE***



***UXBRIDGE IS HOME TO  
RECOGNIZABLE  
BUSINESSES***

## LIVING



**\$105,620**  
MEDIAN  
HOUSEHOLD INCOME



**22,868**  
EMPLOYED  
POPULATION



**\$406,446**  
MEDIAN  
PROPERTY VALUE



**15,690**  
TOTAL  
HOUSEHOLDS



**25%**  
RESIDENTS EARNED A  
BACHELOR'S DEGREE  
OR HIGHER



# DEMOGRAPHICS

## UXBRIDGE, MA

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	3,668	22,442	42,680
<b>2023 Estimate</b>			
Total Population	3,640	21,922	41,694
<b>2020 Census</b>			
Total Population	3,531	21,225	40,381
<b>2010 Census</b>			
Total Population	3,363	20,318	38,648
<b>Daytime Population</b>			
2023 Estimate	2,958	18,227	31,876
<b>HOUSEHOLDS</b>			
<b>2028 Projection</b>			
Total Households	1,485	8,898	16,110
<b>2023 Estimate</b>			
Total Households	1,469	8,666	15,690
Average (Mean) Household Size	2.4	2.6	2.6
<b>2020 Census</b>			
Total Households	1,461	8,527	15,433
<b>2010 Census</b>			
Total Households	1,358	7,901	14,271



# Marcus & Millichap

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## THE KLEIN GROUP

*“Cutting Edge Technology  
Meets Old School Methods”*

### *OFFICE AND INDUSTRIAL SPECIALISTS*

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