



71 Lee St, West Boylston, MA 01583

\$12/SF/YR

\$1/SF/MO

Agricultural / Aquaculture Opportunity in Central Mass

Special Purpose | Single tenant | 400 sq. ft. - 7,000 sq. ft.



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Listing Added: 12/14/2022
Listing Updated: 12/16/2022



Building Details

Property Type	Special Purpose, Industrial, Office
Subtype	Agriculture, Horticulture
Tenancy	Single
Total Building SQFT	7,000

Vacant SQFT	5,000
Land Acres	9
Year Built	1989
Year Renovated	1989
Buildings	1
Stories	1
Ceiling Height	20
Frontage	150
Taxes (cost per SQFT)	\$1
Loading Docks	0
Dock High Doors	0
Total Parking Spaces	25
Drive Ins	1
Power	Yes
Elevators	No
Collection Street	Lee
Cross Street	Lee
Zoning	R
County	Worcester County
Submarket	Worcester
Submarket Cluster	Worcester

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Subdividable 7,000 sq/ft metal building with poured concrete slab, high-efficiency radiant floor heating by gas, and fully insulated with high spray foam insulation. Parking for 25+ cars, semi truck access & turnaround, and gravel driveway around the building. There is an existing small office with half-bath, and the ability to install new large overhead doors for vehicle access. Seeking business related to indoor agriculture including but not limited to microgreens, herbs, hydroponics, aquaponics, mushroom cultivation, vermiculture, shrimp farming & fruit and vegetable growing. The building can be subdivided into smaller areas as required. Don't hesitate to reach out today!

Building Location (1 Location)



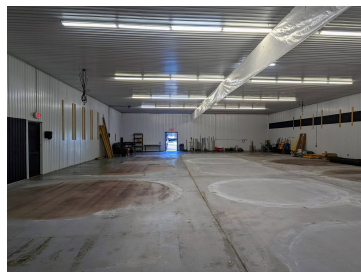
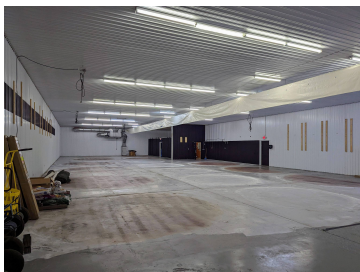
Details

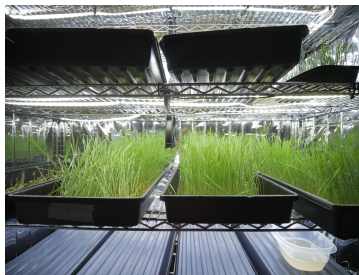
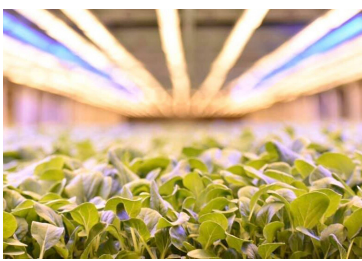
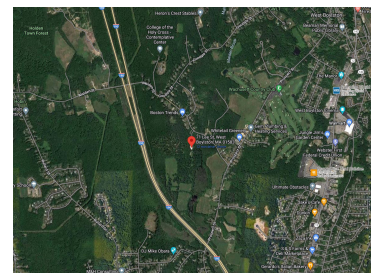
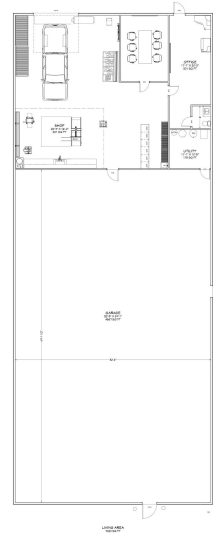
Listing Type	Sublet
Size	400 - 7,000 SF
USF	7,000 SF
Parking	25+
Rate (Per SF)	\$12 / SF / YR
Lease Type	Modified Gross
Lease term	Negotiable
Total Rate (Per SF/YR)	\$12
Total Monthly Rent	\$7,000
Days on Market	2 days

Floorplan



Building Photos (18 photos)





Demographic Insights