

INDUSTRIAL BUILDING FOR SALE

# 1 APPIAN WAY

*Worcester, Massachusetts*



CHRIS NAFF

508.277.6275

[naff@kelleher-sadowsky.com](mailto:naff@kelleher-sadowsky.com)

DREW HIGGINS

508.635.6784

[higgins@kelleher-sadowsky.com](mailto:higgins@kelleher-sadowsky.com)





### PROPERTY DESCRIPTION

Kelleher & Sadowsky Associates, inc. is pleased to announce a ±23,545 SF industrial building for sale located immediately off I-290. The property includes ±4,000 SF of office space (which can be removed), three loading docks, excellent clear height, and is located on a ±0.79 acre parcel of land. The property provides great highway access being only 1/4 mile from I-290, 0.8 mile to Route 146, and 3.5 miles to I-90.

### OFFERING SUMMARY

Sale Price:	\$1,995,000
Industrial Area:	±23,545 SF
Land Area:	±0.79 AC
Zoning:	MG-2.0 (Manufacturing, General)
Year Constructed:	1950
Construction:	steel frame/masonry
Foundation:	concrete slab on grade
Roof:	rubber & asphalt
Sprinkler:	Yes
Utilities:	public water & sewer, gas, electricity, and telephone
Heating:	FHA by oil in industrial area; FHW by propane in office
Loading Docks:	3
Ceiling Height:	21' up to 30' clear

# FOR SALE • 1 APPIAN WAY

Additional Photos



# FOR SALE • 1 APPIAN WAY

Location Map

