

INDUSTRIAL BUILDING FOR SALE

# 1 APPIAN WAY

*Worcester, Massachusetts*



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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







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Location Map

