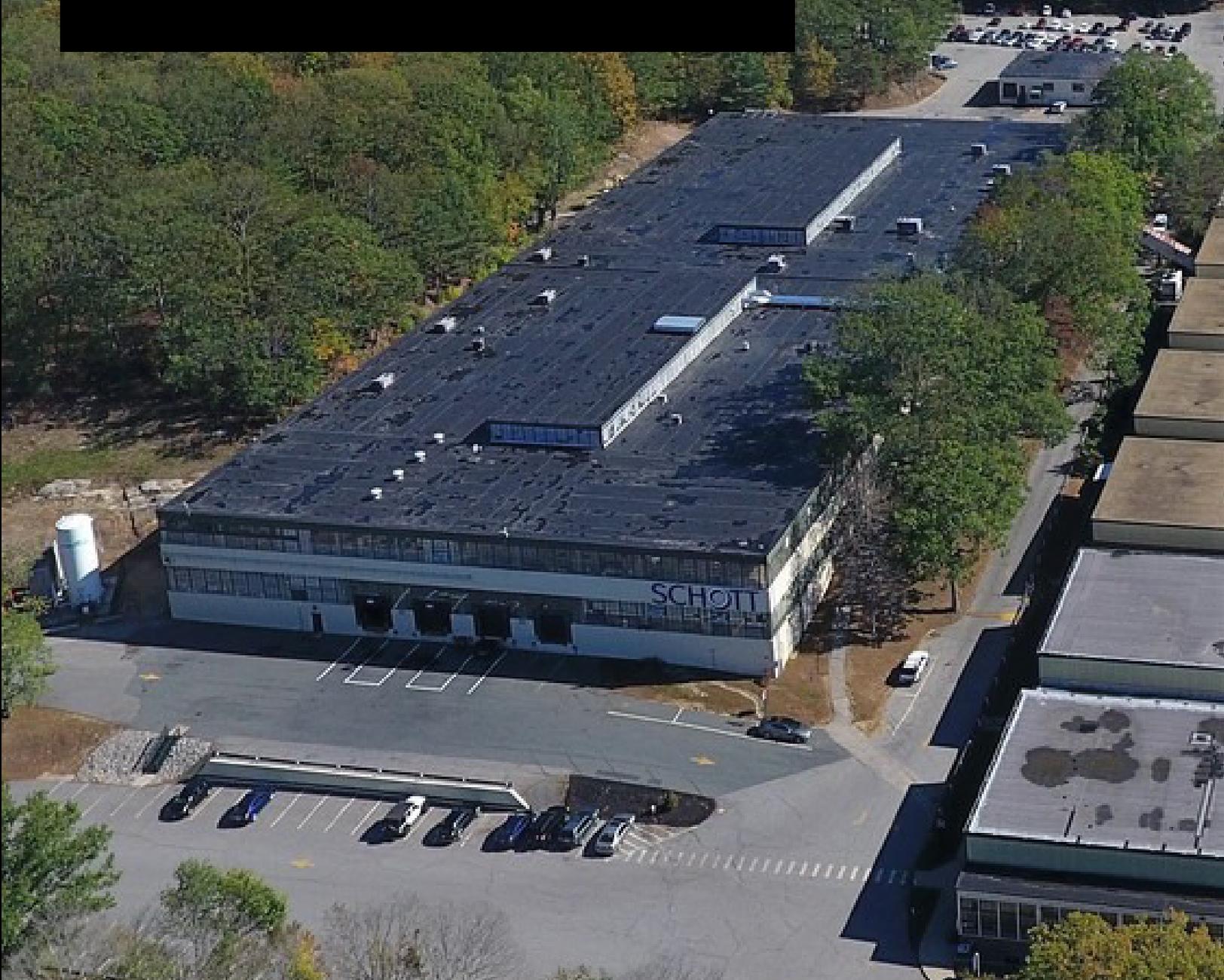


INDUSTRIAL PROPERTY FOR LEASE

15 WELLS STREET

Southbridge, MA 01550



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 17,600 square feet of industrial warehouse space available for lease at 15 Wells Street in Southbridge, MA. A multi-tenanted building, the property is home to international manufacturing and engineering companies who have established successful operations at this location for many years. The unit is complete with 17-foot clear ceiling heights and four loading docks. In the heart of the Southbridge Innovation Center, this space is surrounded by over 1 million square feet of best in class hotel, conference, office and manufacturing facilities.

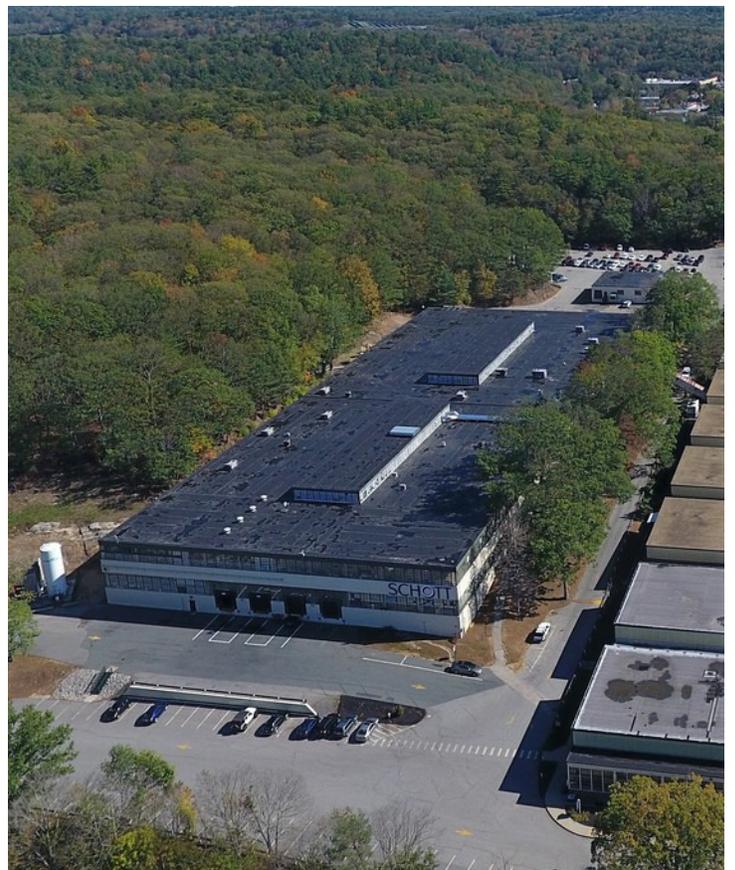
OFFERING SUMMARY

Lease Rate:	\$6.95 SF/yr (NNN)
Available SF:	17,600 SF
Sprinkler:	West System
HVAC:	Steam Fed
Loading:	4 Docks
Zoning:	Industrial

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,136	13,689	35,592
Total Population	5,689	36,187	93,510
Average HH Income	\$42,283	\$66,876	\$74,619

FOR LEASE • 15 WELLS STREET

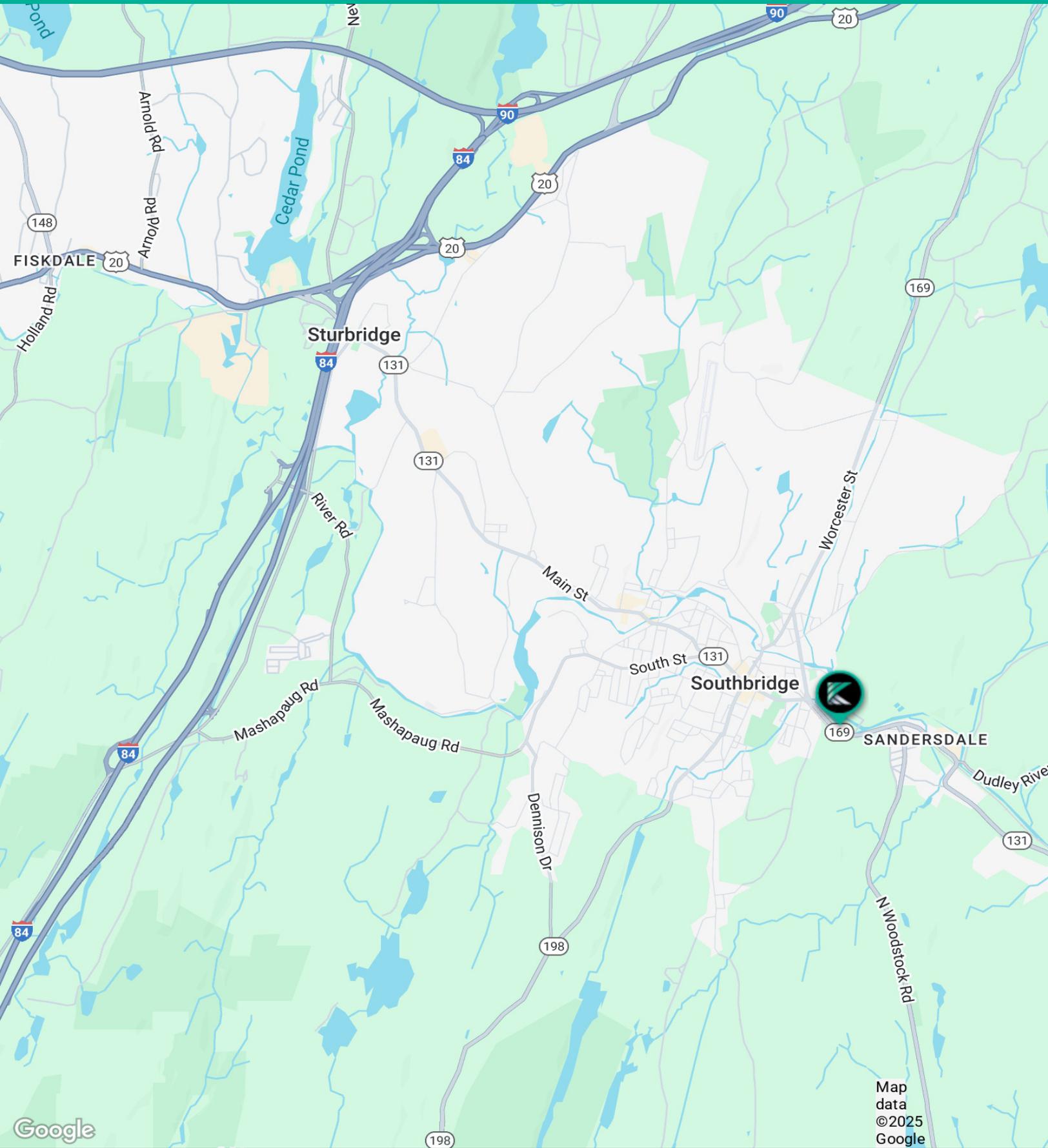
[Additional Photos](#)





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Location Map



Google

Map data
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