

450 West River Street

ORANGE, MASSACHUSETTS



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PROPERTY OVERVIEW

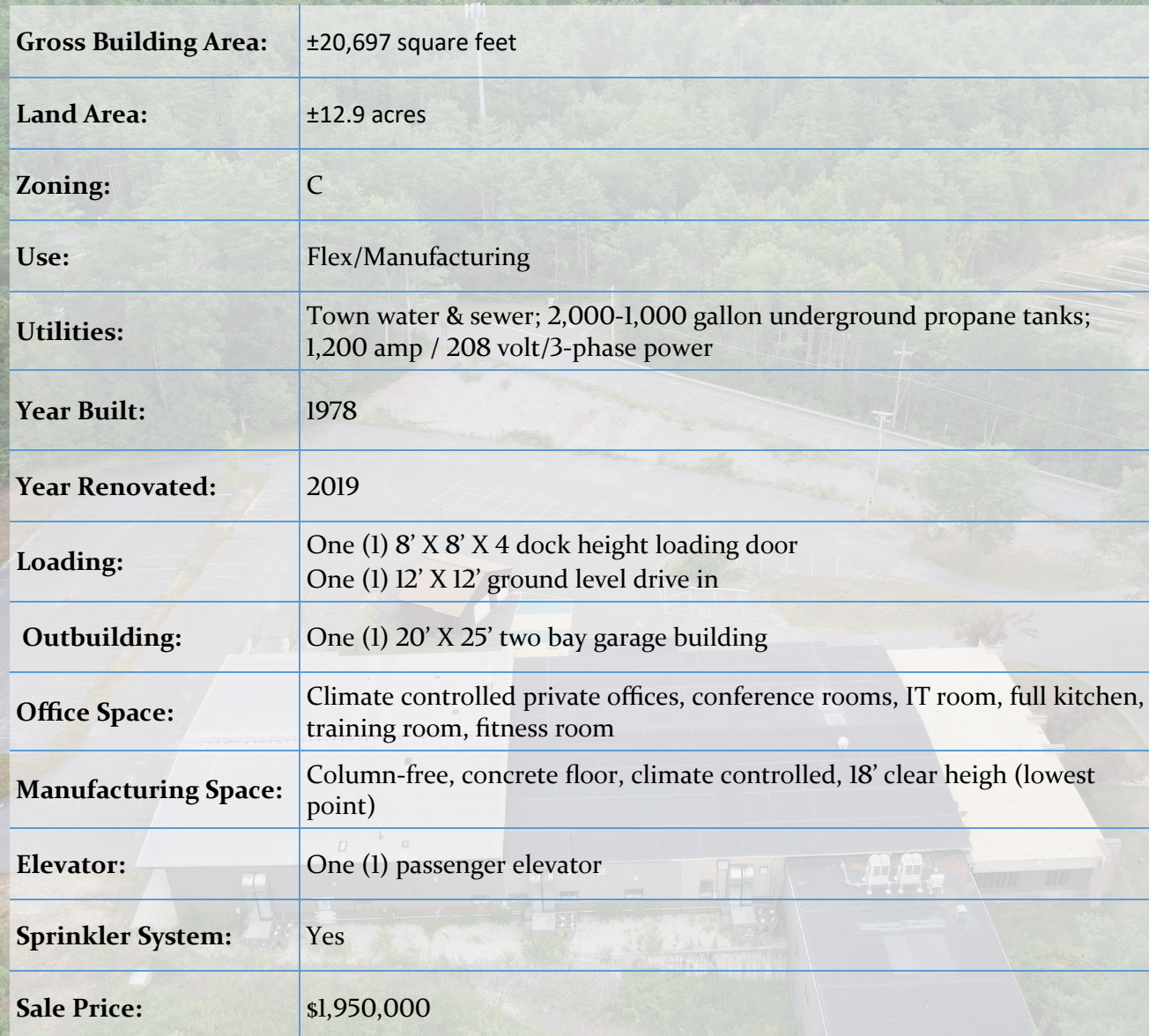
Meghan Liddy and Brian Johnson of Kelleher & Sadowsky are pleased to introduce 450 W. River Street in Orange, MA as available for sale. This former multi-tenant medical office building underwent a significant & complete renovation in 2019 to become a state-of-the-art pristine advanced mechanical manufacturing facility. Renovations included all new heating & cooling units, surveillance & security system, sprinkler system, LED lighting throughout, plumbing, and electrical wiring. The building is comprised of approximately 6,400 square feet of office space, with climate controlled private offices & conference rooms, training room, full kitchen, and multiple bathrooms. The main manufacturing space is column-free, with an 18' clear height (lowest point). It is climate controlled, has 6" concrete floor with an epoxy finish, compressed air lines throughout, and quality control and engineering rooms.

Situated on just under 13 acres, there are 110 parking spaces, one outbuilding, and an ability to add an additional $\pm 20,000$ square feet. The building is serviced with town water & sewer, propane, with a high electrical capacity to accommodate a variety of manufacturing and industrial uses. The building has 1200 Amp, 208-volt, 3 phase power. The property is located directly off Route 2, providing convenient access to I-91 to the west, Southern Vermont, Southern New Hampshire with Route 2 east connecting to all points toward Boston. Please give us a call today to schedule a tour!

Sale Price: \$1,950,000



PROPERTY SPECIFICATIONS



Gross Building Area:	±20,697 square feet
Land Area:	±12.9 acres
Zoning:	C
Use:	Flex/Manufacturing
Utilities:	Town water & sewer; 2,000-1,000 gallon underground propane tanks; 1,200 amp / 208 volt/3-phase power
Year Built:	1978
Year Renovated:	2019
Loading:	One (1) 8' X 8' X 4 dock height loading door One (1) 12' X 12' ground level drive in
Outbuilding:	One (1) 20' X 25' two bay garage building
Office Space:	Climate controlled private offices, conference rooms, IT room, full kitchen, training room, fitness room
Manufacturing Space:	Column-free, concrete floor, climate controlled, 18' clear heigh (lowest point)
Elevator:	One (1) passenger elevator
Sprinkler System:	Yes
Sale Price:	\$1,950,000

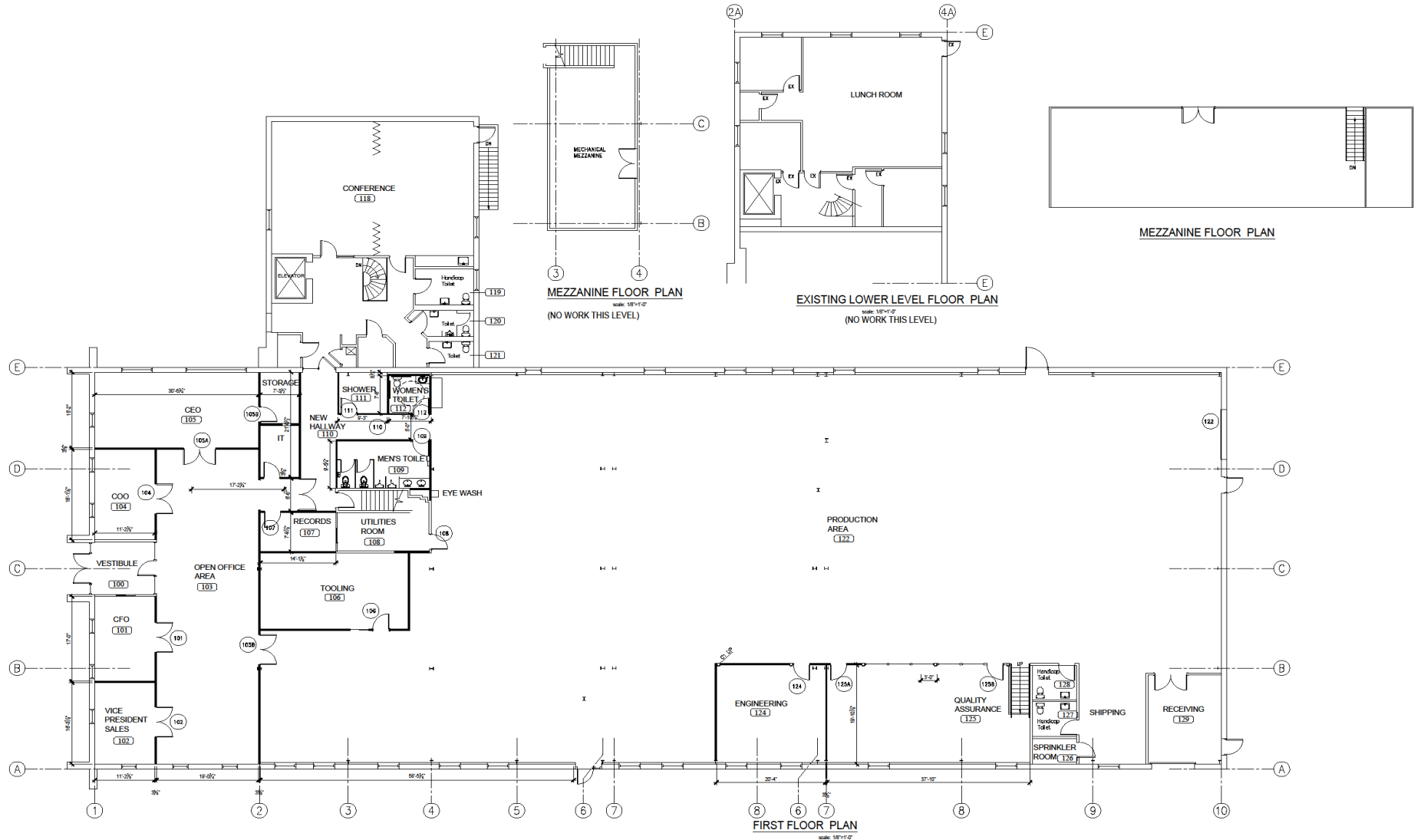
PROPERTY IMAGES



PROPERTY IMAGES



FLOOR PLAN



BUILDING PLANS FOR SISSON ENGINEERING INC./FREEBORN LLC WEST RIVER STREET ORANGE, MA

floor plans

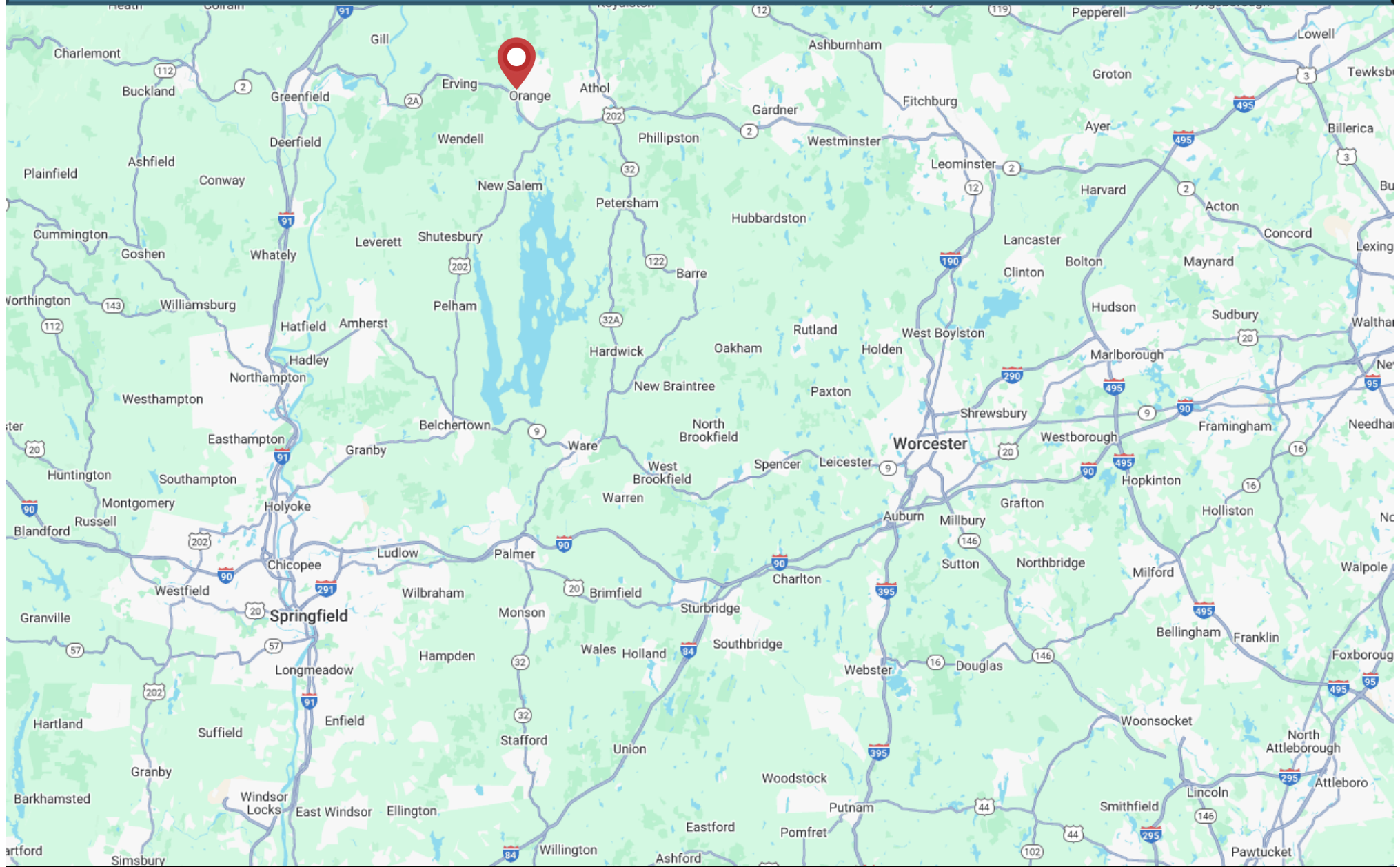
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8/15/2021

patrick j. slattery - architect

A-1

LOCATION MAP



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