

53 MILLBROOK STREET

WORCESTER, MA



123,548 SF

MANUFACTURING BUILDING
ON 4.72 ACRES FOR LEASE

- ACTIVE P&W RAIL: 2 SPURS
- LOCATED JUST OFF OF I-290

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

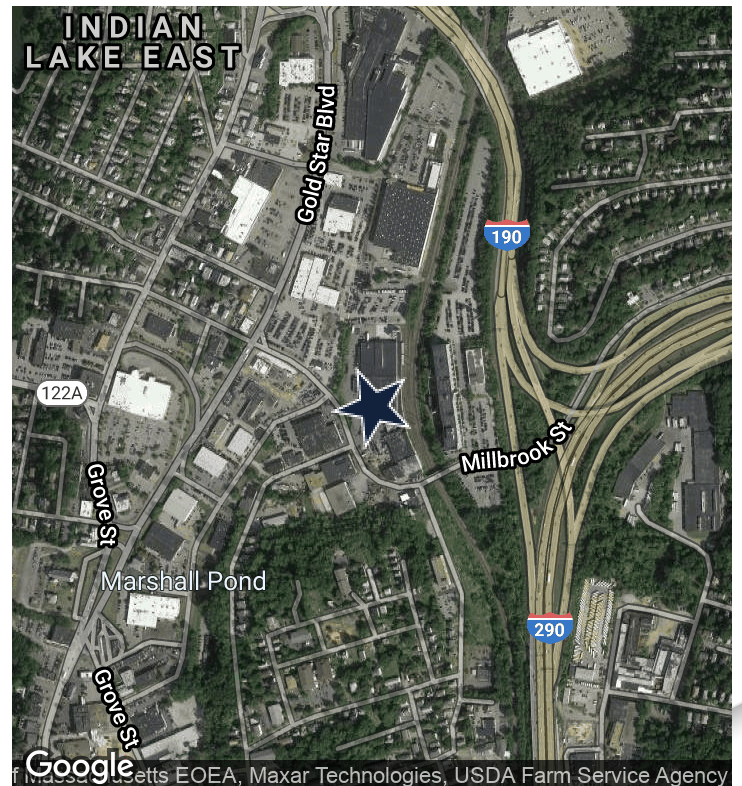
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PROPERTY SUMMARY

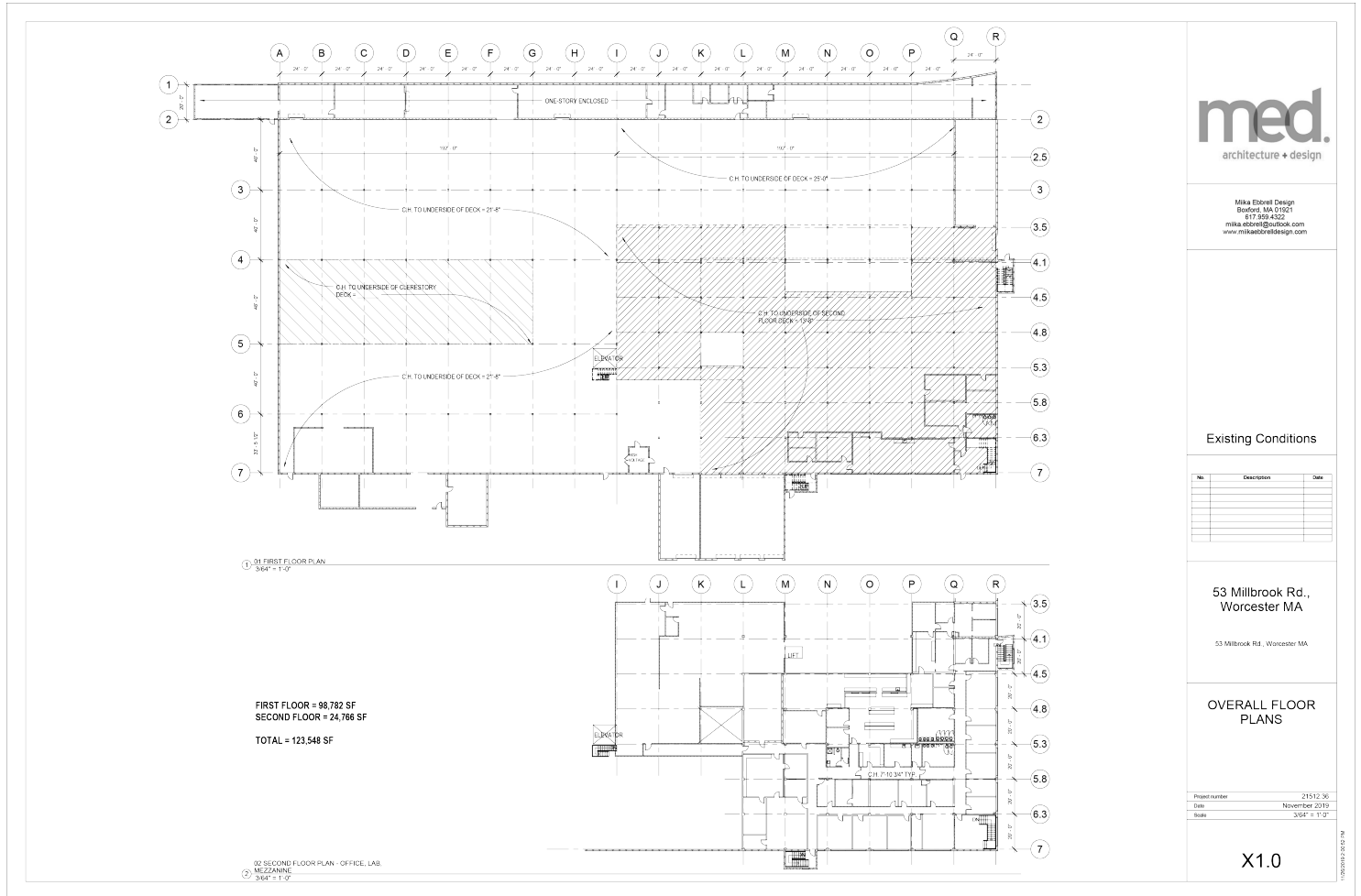


PROPERTY SPECIFICATIONS

| | |
|----------------|---|
| BUILDING SIZE | 123,548 SF |
| FOOTPRINT | 98,782 SF |
| SECOND FLOOR | 24,766 SF |
| SUBDIVISION | TO 60,000 SF |
| LAND AREA | 4.72 ACRES |
| CEILING HEIGHT | 19' - 22' UNDER BAR JOISTS |
| LOADING | SIX (6) TAILBOARD DOCKS |
| COLUMN SPACING | MOSTLY 24' 40' |
| ZONING | MG-1 |
| HEAT | GAS |
| CONSTRUCTION | CONCRETE BLOCK AND STEEL WITH A BRICK FACADE |
| RAIL | ACTIVE P&W RAIL TWO (2) RAIL SPURS FIVE (5) RAIL SIDE LOADING DOORS |



FLOOR PLANS



med.
architecture + design

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Existing Conditions

| No. | Description | Date |
|-----|-------------|------|
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53 Millbrook Rd., Worcester MA
53 Millbrook Rd., Worcester MA

OVERALL FLOOR PLANS

| | |
|----------------|---------------|
| Project number | 21512-36 |
| Date | November 2018 |
| Scale | 3/8" = 1'-0" |

X1.0

LOCATION MAPS

