



725 SOUTHBRIDGE STREET

WORCESTER, MA

71,000 SF | 16'-20' CLEAR WAREHOUSE SPACE FOR LEASE

- Subdividable
- Iconic Rotman's Building
- Phenomenal Visibility from and Accessibility to I-290



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

Total Size:	220,000 SF
Available:	71,000 SF, 16'-20' Clear Height (Warehouse) 6,000 SF (Office)
Subdividable:	to 12,000 SF
Utilities:	All Utilities Including Sewer
Parking:	80 Spaces
Loading:	1 Drive-In Door 3 Tailboard Loading Docks 4 Floor Level Pickup Doors

OFFERING SUMMARY

Lease Rate:	\$2.95/SF NNN
Taxes/OPEX:	\$2.00/ SF
Available SF:	71,000 SF
Lot Size:	13 Acres
Ceiling Height:	16'-20' Clear

DEMOGRAPHICS	75 MILES	100 MILES
Total Households	4,350,593	5,397,185
Total Population	10,359,739	12,396,960
Average HH Income	\$101,912	\$97,741

DEMOGRAPHICS	3 MILES	5 MILES
Total Households:	58,758	93,469
Total Population:	156,882	244,365
Average HH Income:	\$70,530	\$82,263

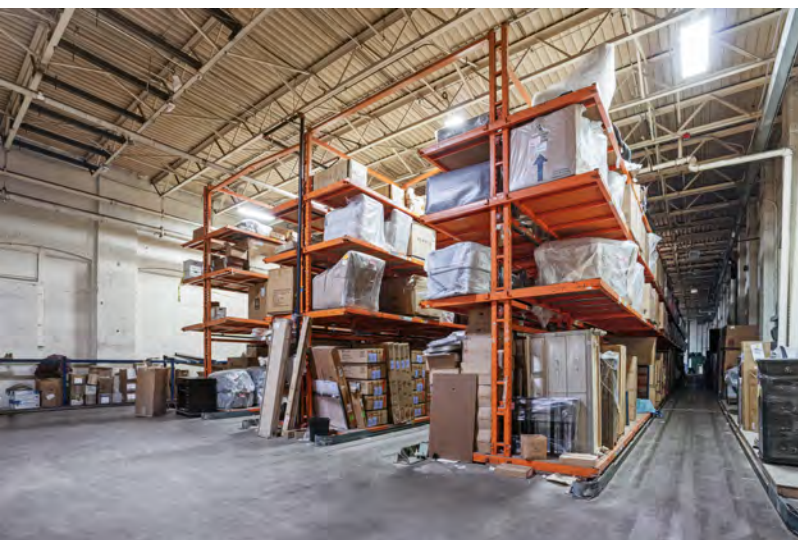
EXTERIOR PHOTOS



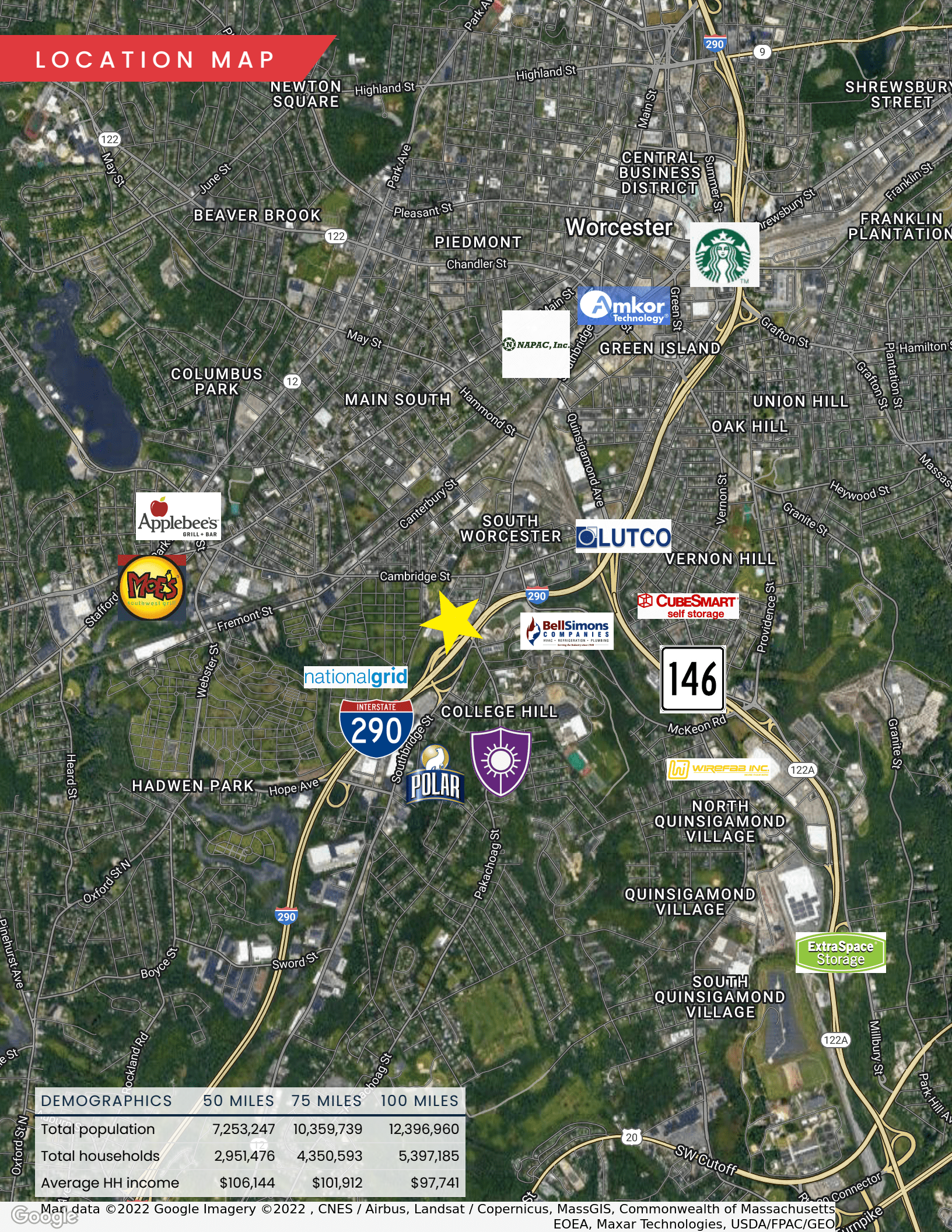
INTERIOR PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS	50 MILES	75 MILES	100 MILES
Total population	7,253,247	10,359,739	12,396,960
Total households	2,951,476	4,350,593	5,397,185
Average HH income	\$106,144	\$101,912	\$97,741

725 SOUTHBRIDGE STREET

WORCESTER, MA

71,000 SF | HIGH QUALITY WAREHOUSE BUILDING FOR LEASE

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