

FOR SALE | 14,700 SF INDUSTRIAL BUILDING ON 4.15 AC

- 5 Minutes to I-395
- 10 Miles to Route I-290
- 10.6 Miles to I-90
- · 20 Minutes to Worcester





PROPERTY DESCRIPTION
14,700 SF Industrial Building on 4.15 AC for Sale

## LOCATION HIGHLIGHTS

- 5 Minutes to I-395
- 10 Miles to Route I-290
- 10.6 Miles to I-90
- 20 Minutes to Worcester

## PROPERTY SPECIFICATIONS

Building Size:			14,700 SF	
Available SF:			14,700 SF	
Manufacturing Space	e:		12,000 SF	
Office Space:			88; 1,344 SF loor 48'x28'	
Lot Size:			4.15 AC	
Loading:		1 Dock	& 2 Drive In	
Clear Height:			10'	
Power:		600 Vo	Amps, 208 lts, 3 Phase	
Air Conditioning:			100% HVAC	
Heat:	Propane Heating			
Sale Price:			\$2,275,000	
DEMOGRAPHICS	3 MILES 5	MILES	10 MILES	

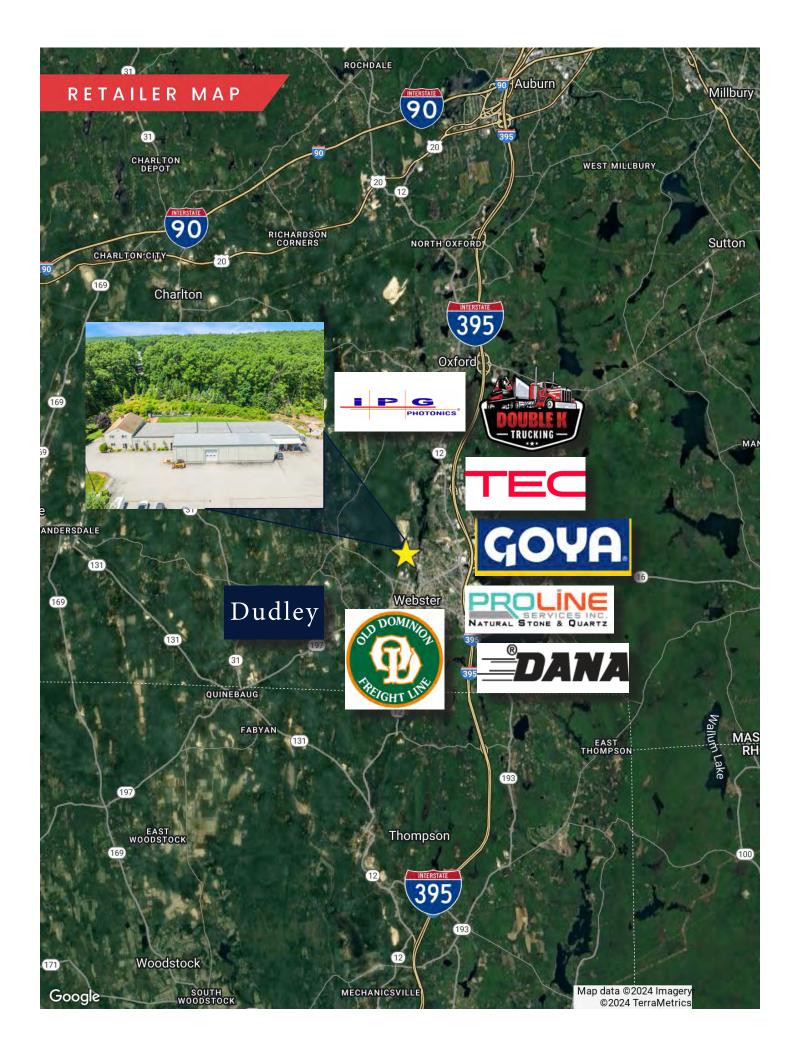
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,519	18,390	51,872
Total Population	27,864	45,345	128,330
Average HH Income	\$102,938	\$112,332	\$118,489











## 75 OXFORD AVENUE

FOR SALE | 14,7005 SF INDUSTRIAL BUILDING ON 4.15 AC

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