



# 75 OXFORD AVENUE

DUDLEY, MA

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



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



PROPERTY SUMMARY



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: | 12,000 SF                             |
| Office Space:        | 2,688; 1,344 SF<br>Each Floor 48'x28' |
| Lot Size:            | 4.15 AC                               |
| Loading:             | 1 Dock & 2 Drive In                   |
| Clear Height:        | 10'                                   |
| Power:               | 600 Amps, 208<br>Volts, 3 Phase       |
| Air Conditioning:    | 100% HVAC                             |
| Heat:                | Propane Heating                       |
| Sale Price:          | \$2,275,000                           |

| 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 |



## ADDITIONAL PHOTOS









# RETAILER MAP



Dudley

Webster

Thompson



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