



24 JOLMA RD

WORCESTER, MA

FOR SALE | 45,300 SF INDUSTRIAL BUILDING ON 2.87 AC

- Strategically located in Worcester just off the Mass Turnpike and Route 146
- Heavy power, multiple loading docks, and ceiling heights ranging from 14'-16' clear



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

45,300 SF Industrial Building on 2.87 AC

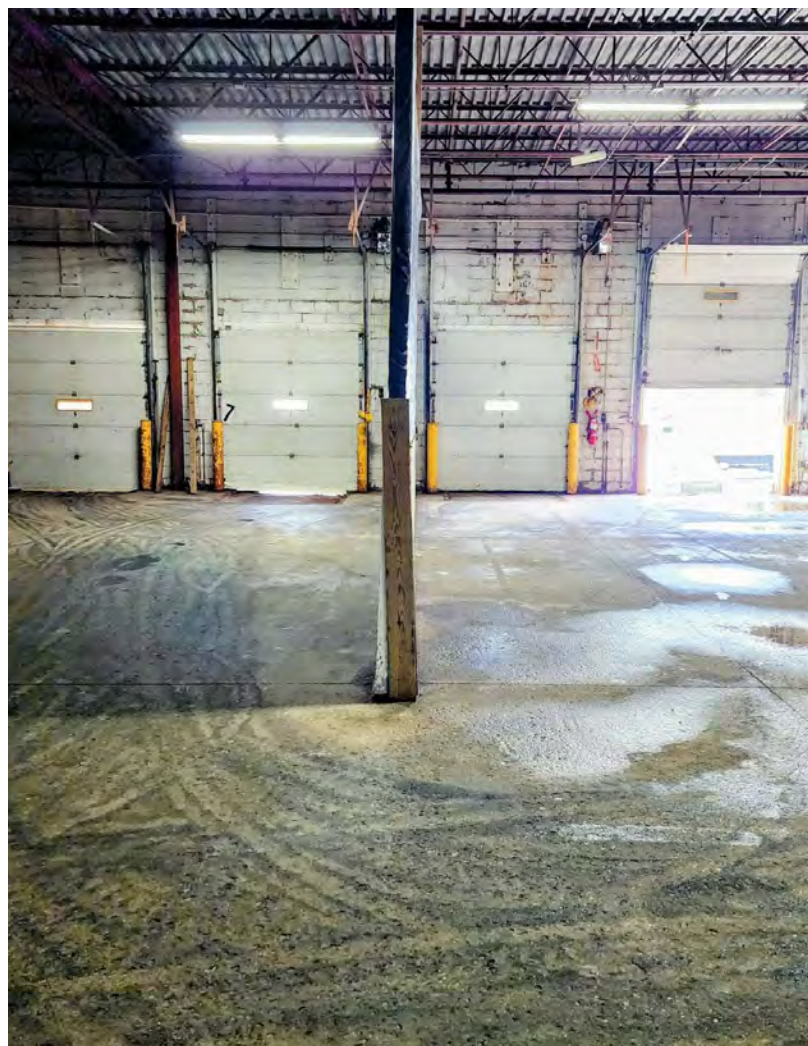
LOCATION HIGHLIGHTS

Strategically located in Worcester just off the Mass Turnpike and Route 146

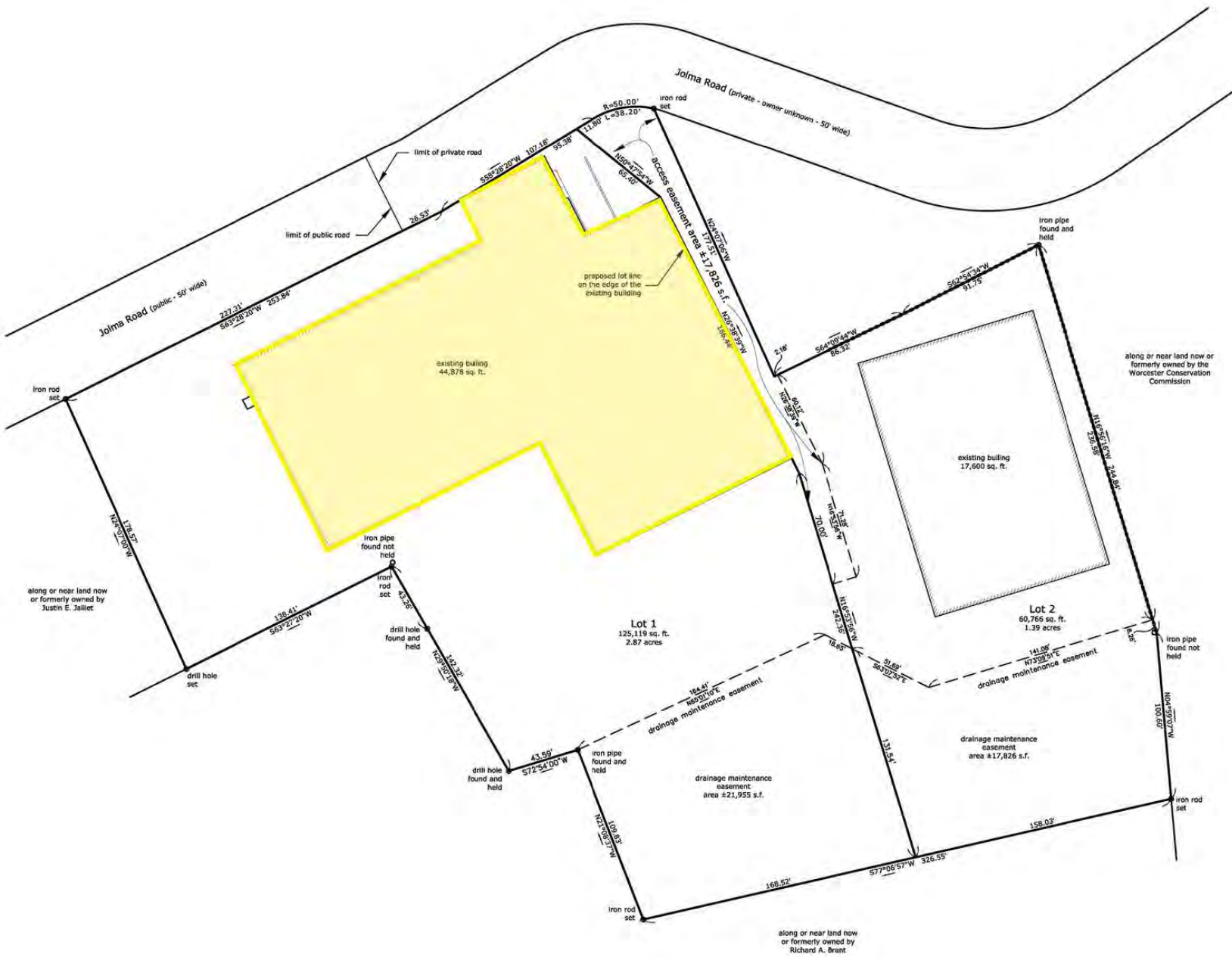
- 1.1 Miles to Route 20
- 2.4 Miles to I-90
- 3.6 Miles to Route 146

PROPERTY SPECIFICATIONS

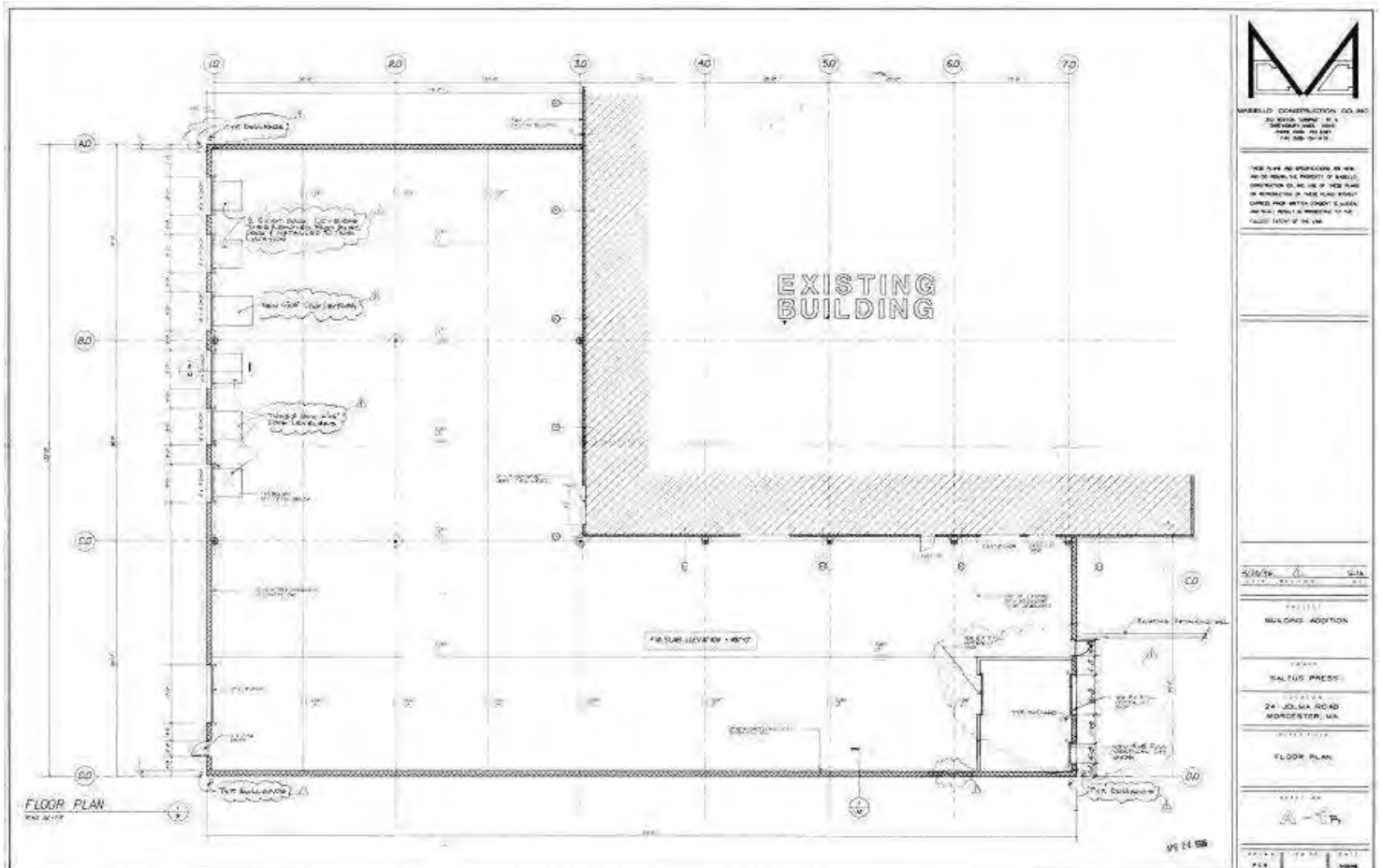
Building Size:	45,300 SF
Manufacturing/Office:	29,000 SF
Warehouse:	16,000 SF
Lot Size:	2.87 AC
Clear Height:	14' - 16'
Loading:	Six (6) tailboard with levelers; two (2) drive-in doors
Heat:	Gas
Power:	3000 amps 480v/277w 3 phase, 4 wire
Construction:	Block
Roof:	Rubber membrane
Air Conditioning:	Office/Manufacturing
Zoning:	BG-2
Sale Price:	\$3,975,000



SITE PLAN



Architectural floor plan of a building, likely a school or institutional structure. The plan shows a large central hall with a north arrow pointing towards the top left. Various rooms are labeled, including classrooms, a library, and administrative offices. The plan is labeled "FLOOR PLAN" and "SCHOOL".





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CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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