

REDUCED PRICE



24B JOLMA ROAD

WORCESTER, MA

FOR SALE | 17,600 SF DISTRIBUTION BUILDING ON 1.39 AC

- 22' Clear Height
- Well maintained, single user warehouse opportunity
- 2.2 Miles to MA pike

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

17,600 SF +/- Industrial Distribution Building on 1.39 AC for Sale

PROPERTY HIGHLIGHTS

- 2.2 Miles to Route 90
- Positioned in Worcester's active corridor with easy access to major transportation routes
- Well maintained, single user warehouse opportunity

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	43,755	94,051	160,397
Total Population	109,262	241,734	420,056
Average HH Income	\$92,806	\$102,027	\$127,337

PROPERTY SPECIFICATIONS

Building Size:	17,600 SF
Site:	1.39 AC
Tailboard:	Four (4)
Drive In:	Two (2)
Ceiling Height:	22'
Parking Spaces :	20+/-
Utilities:	City of Worcester
Zoning:	BG-2
Year Built:	1999
Construction:	Brick
Roof:	Metal
Other:	Truck Repair Bay
Sale Price:	\$2,350,000







HIGHWAY PROXIMITY



2.2 MILES
7 MINUTES



2.3 MILES
10 MINUTES



1.1 MILES
5 MINUTES



WORCESTER



24B JOLMA RD.
WORCESTER, MA



24B JOLMA ROAD

WORCESTER, MA

FOR SALE | 17,600 SF INDUSTRIAL BUILDING ON 1.39 AC

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