



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

CORPAC 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:	\$2,500,000





HIGHWAY PROXIMITY

INTERSTATE 90 2.2 MILES 7 MINUTES

INTERSTATE 290 2.3 MILES 10 MINUTES

20 1.1 MILES 5 MINUTES

INDUSTRIAL AREA

FIRE EQUIPMENT INCORPORATED

amazon

KeyMe LOCKSMITHS

WORCESTER

24B JOLMA RD. WORCESTER, MA

INDUSTRIAL AREA

FERGUSON

ArcBest

Stateline IRRIGATION SUPPLY, INC.

A.F. AMORELLO & SONS INC

United Rentals

EPS POLYMER DISTRIBUTION

Altec

INDUSTRIAL AREA

EVERSOURCE

IDI IMPERIAL DO YOUR SHELF A FAVOR

KUSHCO A GREENLANE COMPANY

RANDWHITNEY

Foodliner® Going The Distance

ExtraSpace Storage

UPPER BLACKSTONE CLEAN WATER

20

INTERSTATE 90

146

THE STUBBLEBINE COMPANY CORPAC INTERNATIONAL

24B JOLMA ROAD

WORCESTER, MA

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

ALAN RINGUETTE

978.265.8112

alan@stubblebinecompany.com

ALEX SMITH

781.734.7613

alex@stubblebinecompany.com

KEVIN RABACS

203.246.6307

Krabacs@stubblebinecompany.com

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL