



# 44 RIVULET ST

UXBRIDGE, MA

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FOR SALE | 131,065 SF BUILDING ON 18.85 AC

- Functional Manufacturing Facility with a Heavy Crane
- 80/20 Warehouse to Office Ratio
- 7 Loading Docks & 6 Drive-Ins

EXCLUSIVE AGENT



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

131,065 SF Building on 18.85 AC for Sale

## PROPERTY HIGHLIGHTS

- Functional manufacturing facility with heavy crane
- Existing clean environmental reports
- Major roof repairs and replacement completed since 2022
- 100,000 SF of Class B 15'-24' FT clear warehouse
- 80/20 Warehouse to Office Ratio
- 7 loading docks & 6 drive-ins
- 0.9 Miles to Route 16
- 4 Miles to Route 146
- 10.2 Miles to Route 27

## PROPERTY SPECIFICATIONS

Building Size:	131,065 SF
Lot Size:	18.85 AC
Stories:	3
Loading:	7 Loading Docks 6 Ground Level Overhead Doors
Clear Height:	8'-24'
Power:	2,000a/480v 3p 4w Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - city, Water - City
Levelers:	2 ext
Tailboard:	7 ext
Sale Price:	\$3,900,000 \$29.76 Per SF

## DEMOGRAPHICS

5 MILES 10 MILES 15 MILES

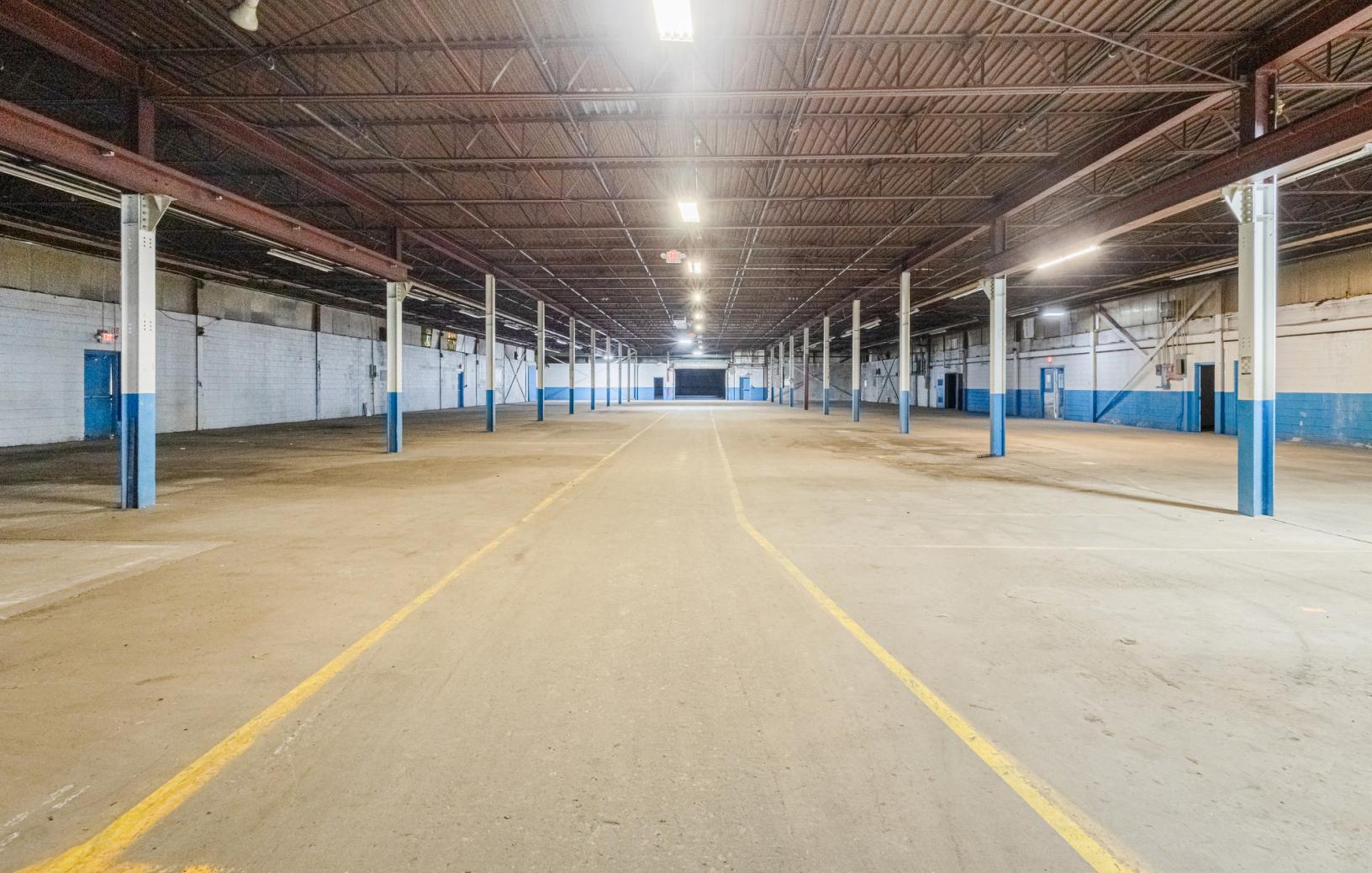
Total Households	15,369	68,797	251,481
Total Population	39,889	176,489	652,265
Average HH Income	\$146,455	\$139,705	\$135,803





## BUILDING BREAKDOWN

BUILDING	CLEAR	SF (+/-)
1	15'-20'	32,760
2	15'	23,540
3	24'	22,735
4	12'	9,258
5	14'	3,000
6	11'	10,656
7	16'	2,865
8	12'	7,720
9	16'	2,240
10	10'	3,000
11	8'-10'	13,291
TOTAL		131,065





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EXCLUSIVE AGENT

 THE  
STUBBLEBINE  
COMPANY  
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