



190 W MAIN ST

MILLBURY, MA

FOR SALE | 25,000 SF WAREHOUSE ON 2.1 AC

- 1.3 Miles to Route 146
- 3.3 Miles to Route 90
- 4.3 Miles to Route 395

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

25,000 SF Warehouse on 2.1 AC for Sale

PROPERTY HIGHLIGHTS

- 1.3 Miles to Route 146
- 3.3 Miles to Route 90
- 4.3 Miles to Route 395

ADDITIONAL HIGHLIGHTS

- Prime redevelopment opportunity
- With approximately 25,000 square feet of space, this solid structure boasts a full heating system and operational elevator, making it ripe for transformation into a modern, sustainable living space.
- Situated next to a river and a pond, Spinning Mill
- Offers attractive views for residential conversion

PROPERTY SPECIFICATIONS

Building Size:	25,000 SF
Lot Size:	2.1 AC
Zoning:	Suburban 1
Stories:	4
Clear Height:	8'
Utilities:	Lighting, Sewer, Water
Construction:	Brick
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,915	29,042	141,891
Total Population	16,291	75,051	368,609
Average HH Income	\$135,700	\$123,552	\$120,202

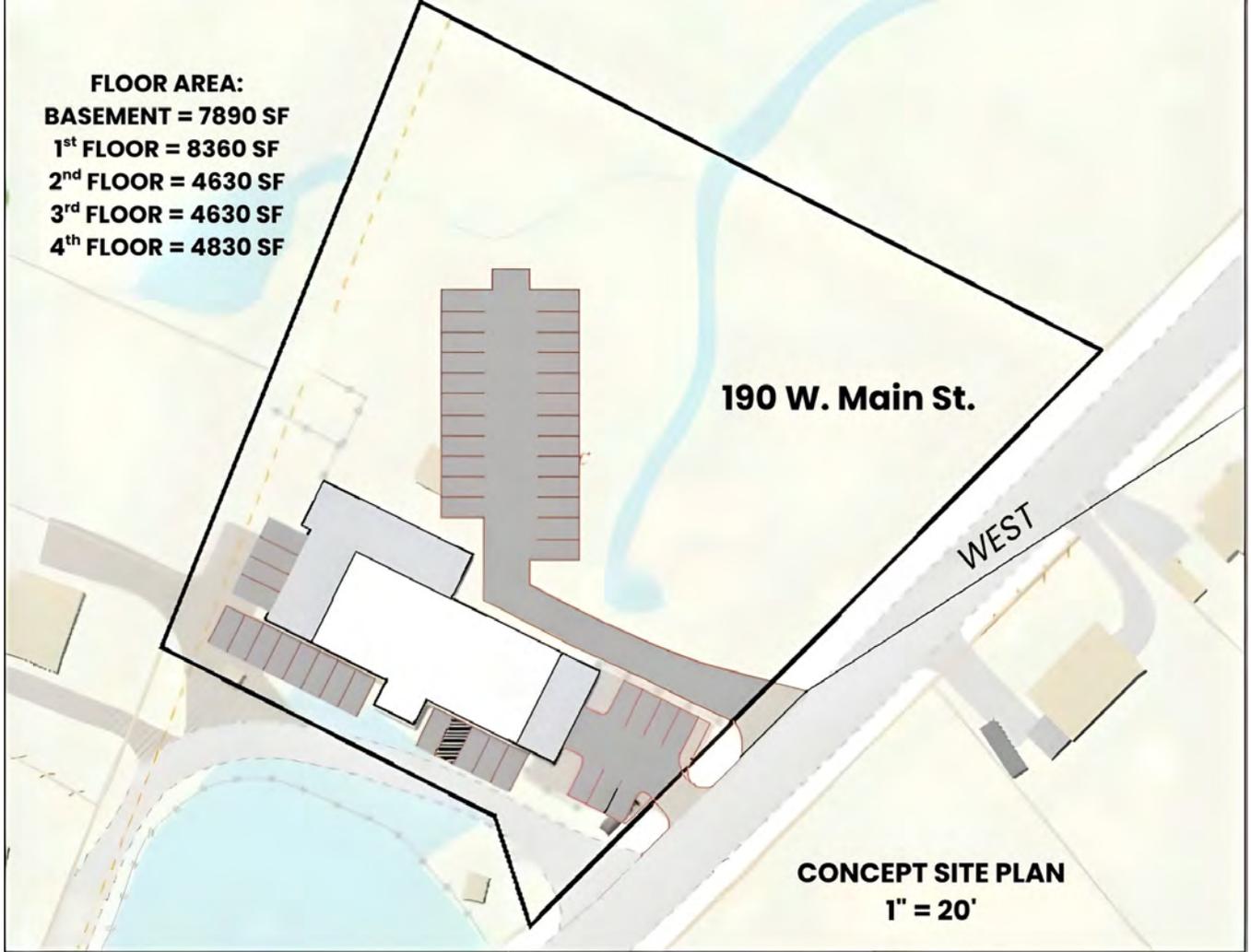


2ND FLOOR PLAN

SCALE: 3/16" = 1"

4750 SF

FLOOR AREA:
BASEMENT = 7890 SF
1st FLOOR = 8360 SF
2nd FLOOR = 4630 SF
3rd FLOOR = 4630 SF
4th FLOOR = 4830 SF





LUNDGREN
COLLISION CENTER

ExtraSpace
Storage

KUSHCO
A GREENLANE COMPANY

UPPER BLACKSTONE
CLEAN WATER

DICK'S

ROSS EXPRESS

idi Imperial Distributors Incorporated

Bobcat
OF CONNECTICUT, INC

RANDWHITNEY

MILLBURY

★
**190 W MAIN ST.
MILLBURY, MA**

SUTTON

Quantix[®]

Mid-Atlantic Packaging

Ryder
Ever better. **casella**

Harrell's
Growing a Better World[®]

CUBESMART
self storage

R-L CARRIERS

HIGHWAY PROXIMITY

395 4.4 MILES | 8 MINUTES

90 3.3 MILES | 6 MINUTES

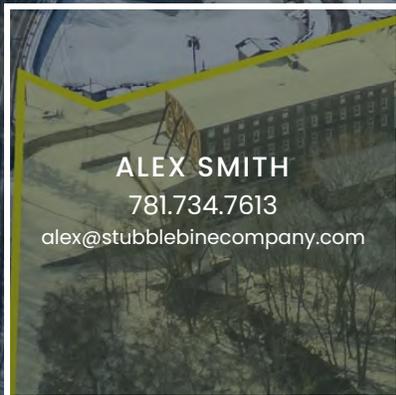
146 1.2 MILES | 2 MINUTES

BOSTON
45 MILES | 51 MINS

WORCESTER
7.4 MILES | 14 MINS

190 W MAIN ST MILLBURY, MA

FOR SALE | 25,000 SF WAREHOUSE ON 2.1 AC



ALEX SMITH
781.734.7613
alex@stubblebinecompany.com



KEVIN RABACS
203.246.6307
krabacs@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