



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

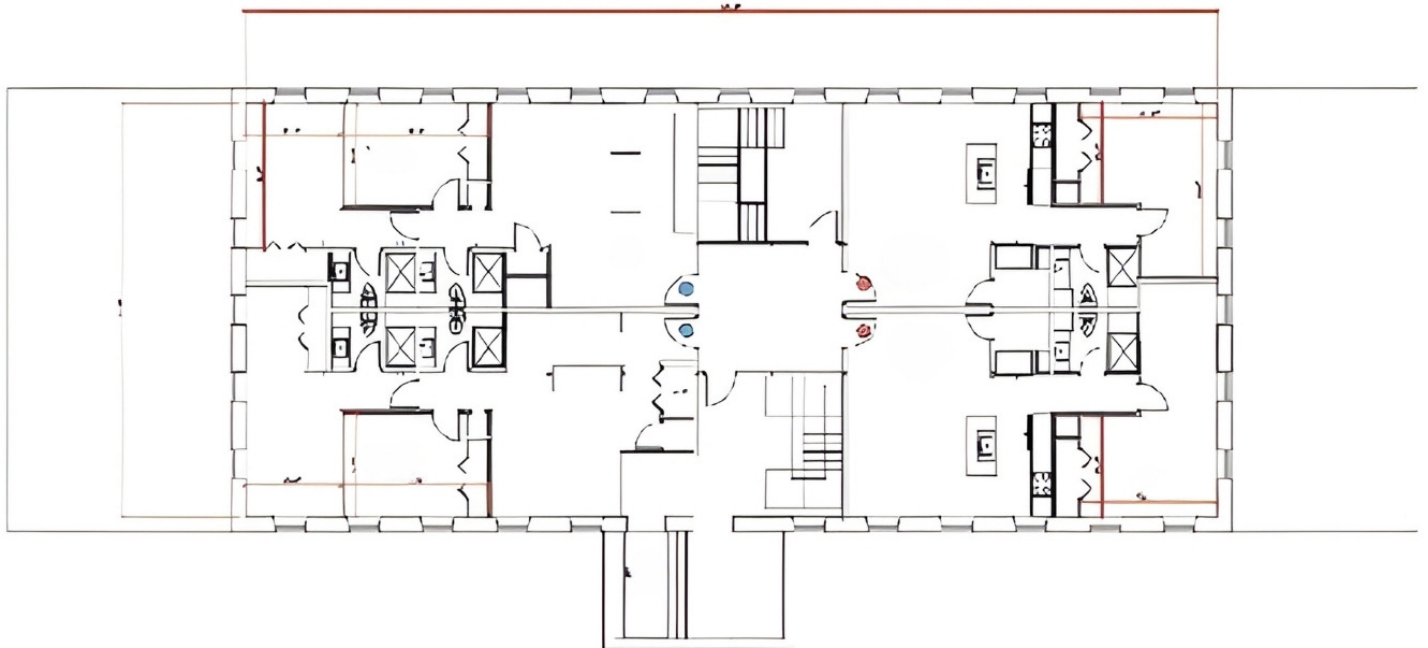
ADDITIONAL HIGHLIGHTS

- 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

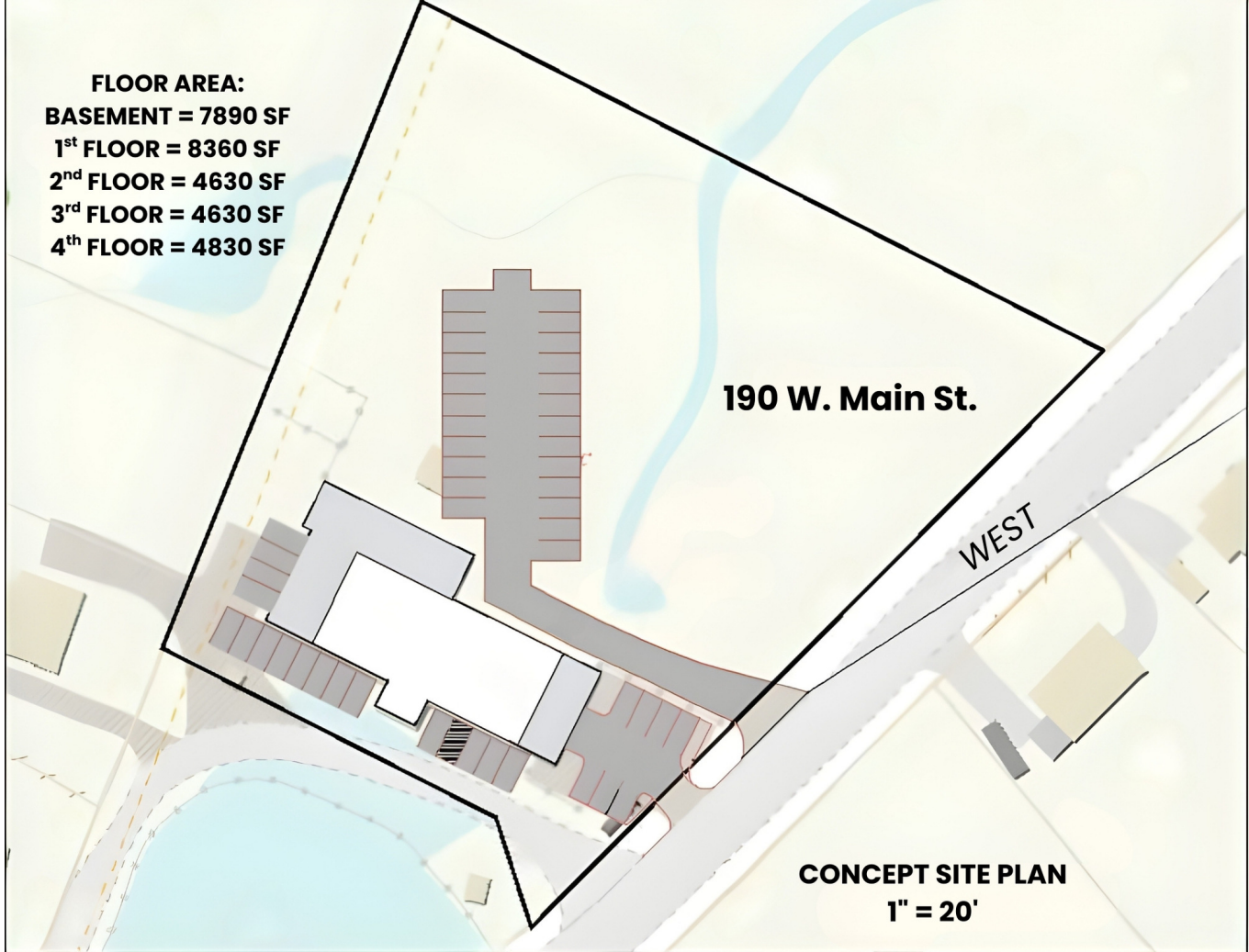


2ND FLOOR PLAN

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





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MILLBURY

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190 W MAIN ST.
MILLBURY, MA

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Quantix[®]

Mid-Atlantic Packaging

Ryder
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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

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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

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