



3 Morris St

3 Morris St, Southbridge, MA 01550



John Trencas

IronHorn Enterprises

466 E Brighton Ave, Suite 100, Syracuse, NY 13210

john@ironhornenterprises.com

(315) 715-1440



3 Morris St

\$16.50 /SF/YR

Looking for a prime industrial space for your business? Look no further than this stunning 4,000 square foot flex/industrial warehouse, located in the heart of Southbridge, MA!

This incredible space boasts an impressive list of features, including two 10' drive-in doors, one exterior dock door, and a spacious 0.75-acre lot. With a clear height of 13 feet and brand new LED lighting throughout, this clearspan warehouse is perfect for a wide range of industrial uses.

In addition to its impressive features, this space is located...

- Boasting two 10' drive-in doors and an exterior dock door, this 4,000 SF flex/industrial warehouse offers unparalleled convenience and accessibility.
- With a clear height of 13 feet and brand new LED lights throughout, this clearspan warehouse is ideal for a wide range of industrial uses.
- Located in one of Southbridge's most desirable industrial areas, this property offers easy access to major highways and transportation hubs, making it



Rental Rate:	\$16.50 /SF/YR
--------------	----------------

Property Type:	Industrial
----------------	------------

Property Subtype:	Warehouse
-------------------	-----------

Rentable Building Area:	4,000 SF
-------------------------	----------

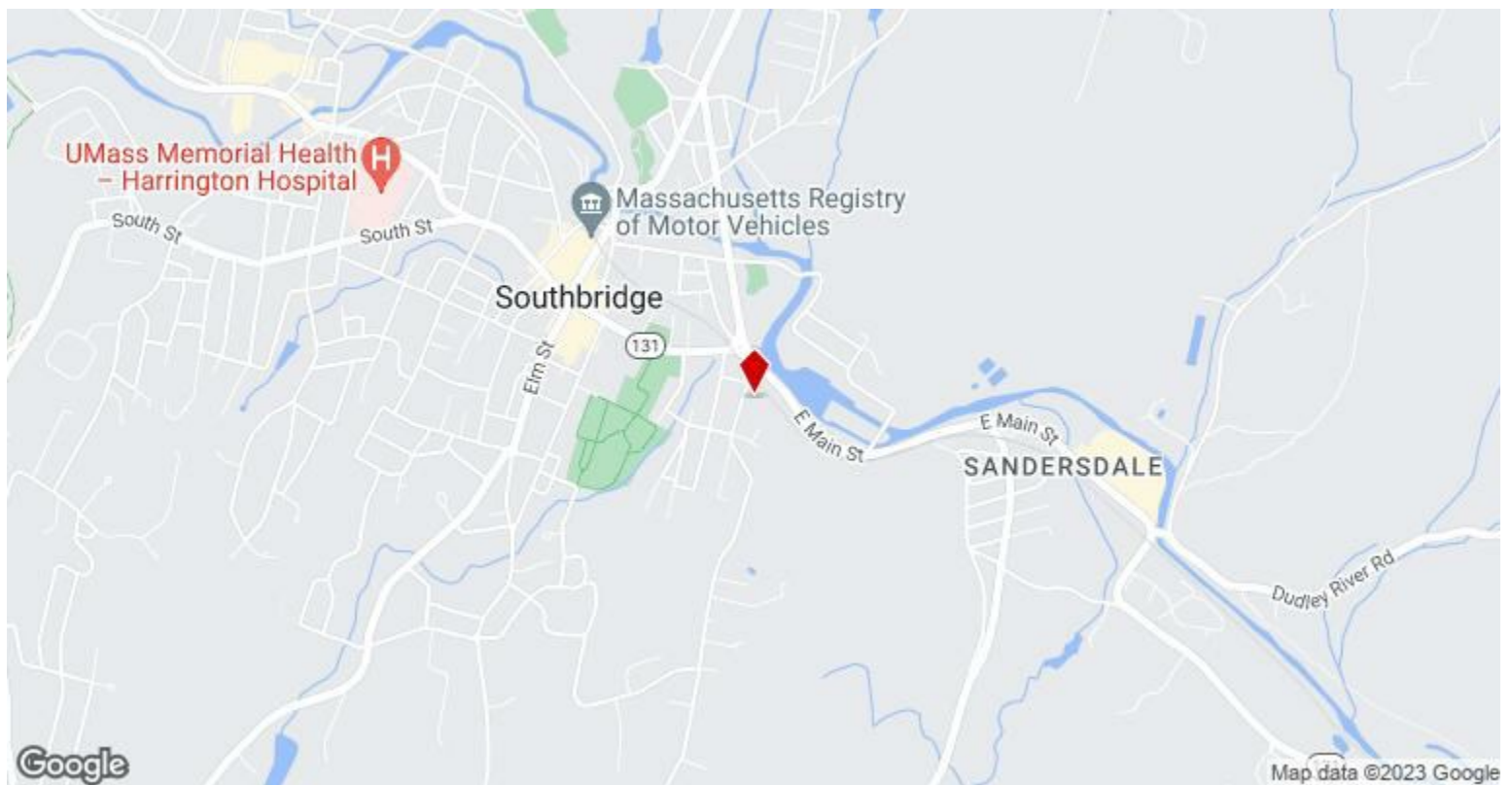
Year Built:	1980
-------------	------

Rental Rate Mo:	\$1.38 /SF/MO
-----------------	---------------

1st Floor

Space Available	4,000 SF
Rental Rate	\$16.50 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Office Size	500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 Years

Looking for a prime industrial space for your business? Look no further than this stunning 4,000 square foot flex/industrial warehouse, located in the heart of Southbridge, MA! This incredible space boasts an impressive list of features, including two 10' drive-in doors, one exterior dock door, and a spacious 0.75-acre lot. With a clear height of 13 feet and brand new LED lighting throughout, this clearspan warehouse is perfect for a wide range of industrial uses. In addition to its impressive features, this space is located in one of Southbridge's most sought-after industrial areas, offering easy access to major highways and transportation hubs. Whether you're looking to expand your business or simply upgrade your current space, this industrial gem is the perfect choice. Don't miss out on this incredible opportunity to secure one of the most desirable industrial spaces in Southbridge. Contact us today to schedule a tour and see everything this amazing property has to offer! John A. Trenca (315) 715-1440 john@ironhornenterprises.com



3 Morris St, Southbridge, MA 01550

Looking for a prime industrial space for your business? Look no further than this stunning 4,000 square foot flex/industrial warehouse, located in the heart of Southbridge, MA!

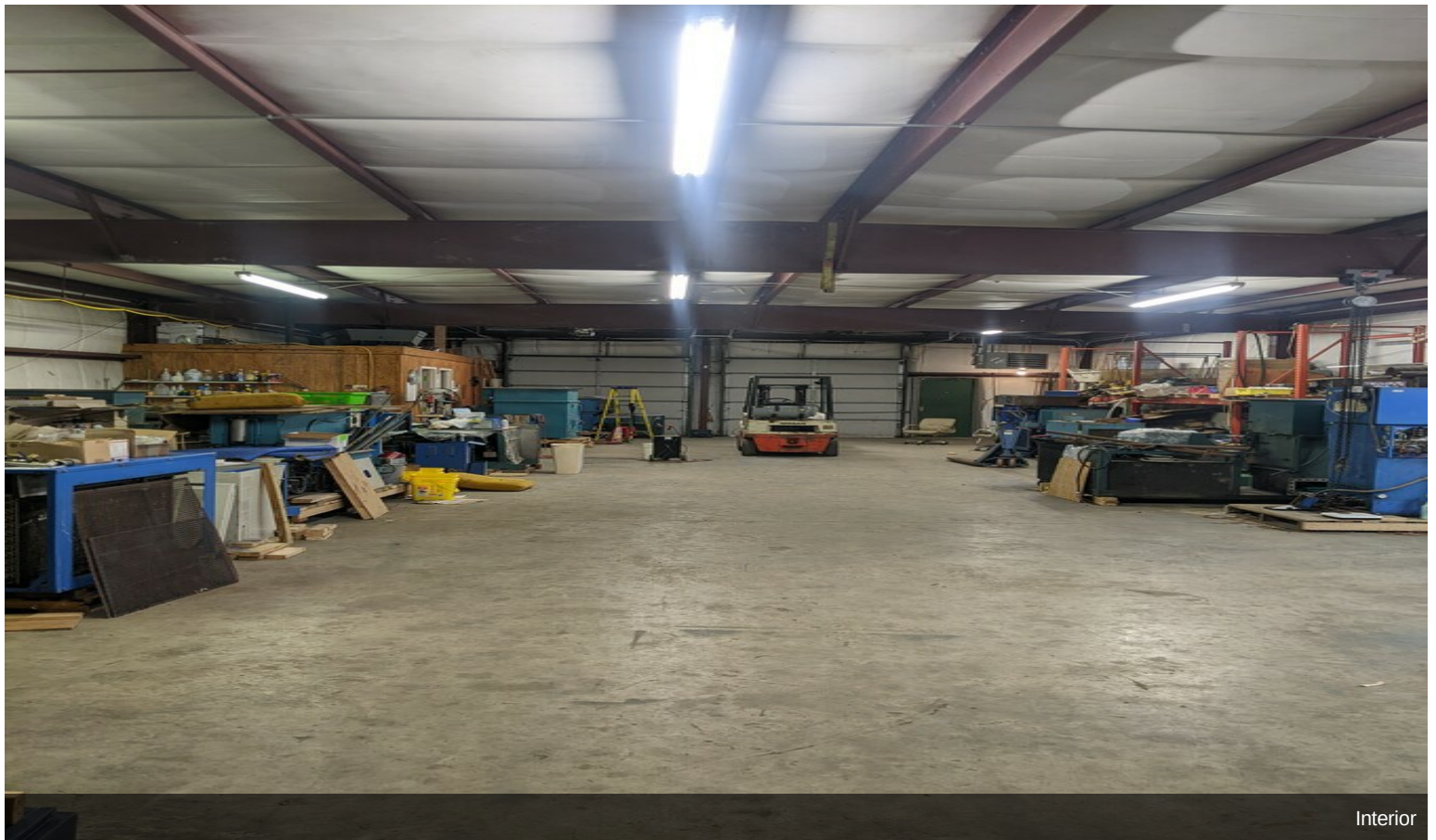
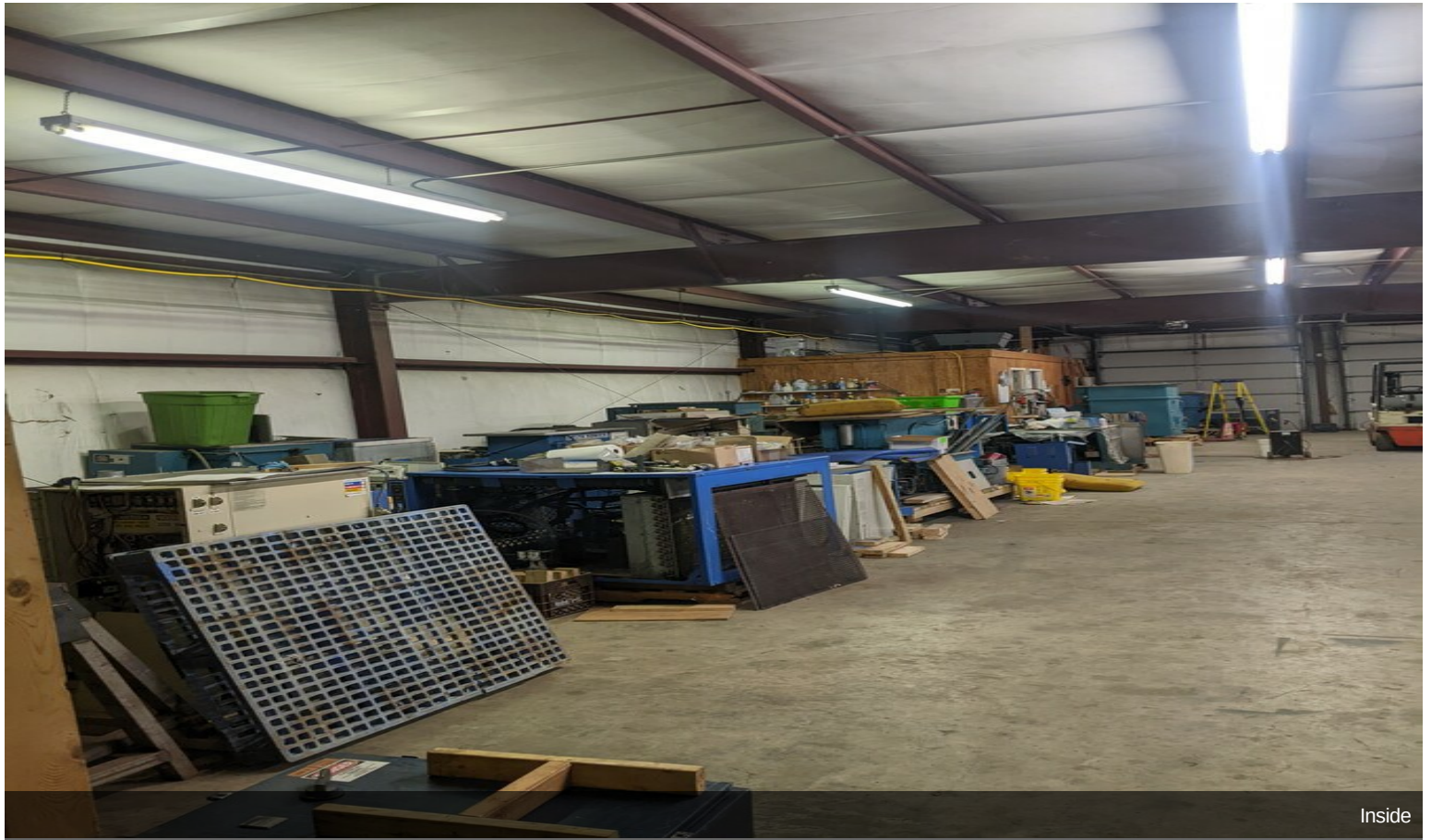
This incredible space boasts an impressive list of features, including two 10' drive-in doors, one exterior dock door, and a spacious 0.75-acre lot. With a clear height of 13 feet and brand new LED lighting throughout, this clearspan warehouse is perfect for a wide range of industrial uses.

In addition to its impressive features, this space is located in one of Southbridge's most sought-after industrial areas, offering easy access to major highways and transportation hubs. Whether you're looking to expand your business or simply upgrade your current space, this industrial gem is the perfect choice.

Don't miss out on this incredible opportunity to secure one of the most desirable industrial spaces in Southbridge. Contact us today to schedule a tour and see everything this amazing property has to offer!

John A. Trenca
(315) 715-1440
john@ironhornenterprises.com

Property Photos



Property Photos



Bathroom & Office



Electrical