

FOR SALE AND FOR LEASE



19 STRATHMORE ROAD

NATICK, MA 01760



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

ANDREW SHERMAN

Vice President

sherman@kelleher-sadowsky.com

O: 508.841.6207

C: 860.748.2822

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

O: 508.841.6202

C: 508.353.9275

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Flex
Building Size:	7,676 SF
Lot Size:	0.95 acres
Loading:	One Loading Dock (High)
Ceiling Height:	15 ft
Parking:	5 / 1,000 SF
Year Built / Renov:	1959 / 2019
Lease Rate:	Negotiable
Sale Price:	Subject To Offer

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 19 Strathmore Road in Natick available for lease. 19 Strathmore Road, a 7,676 SF single-story flex property, is centrally located between Boston & Worcester, within walking distance to nearby restaurants, hotels and many other amenities. This suburban opportunity is conveniently situated behind Sherwood Plaza, with immediate access to Route 9, minutes to the MassPike, I-495 & Rte. 128. The space is well-positioned for a full building, flex or life science user, searching for a unique stand-alone location.



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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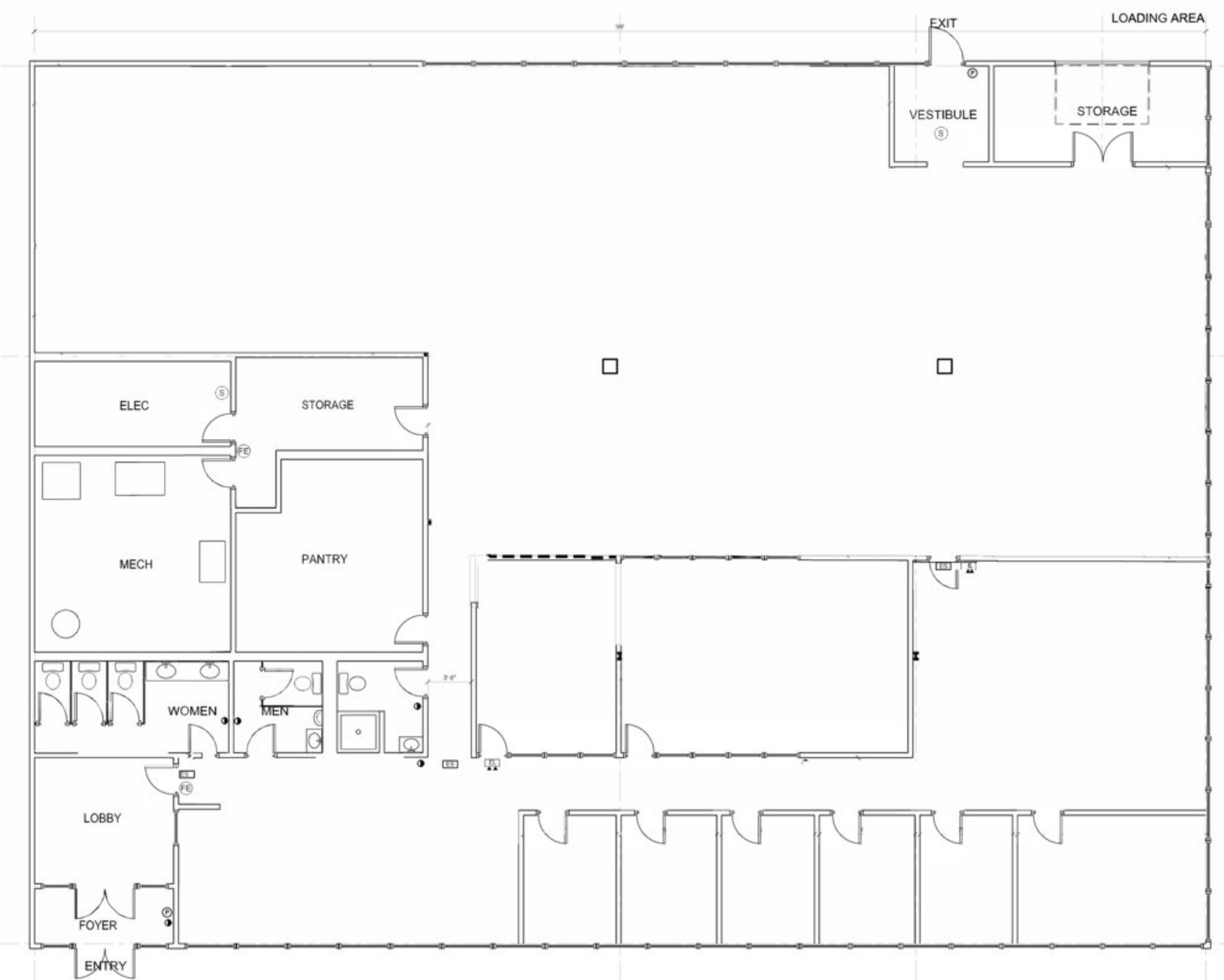
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AS BUILT FLOOR PLAN



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CONCEPTUAL FLOOR PLAN



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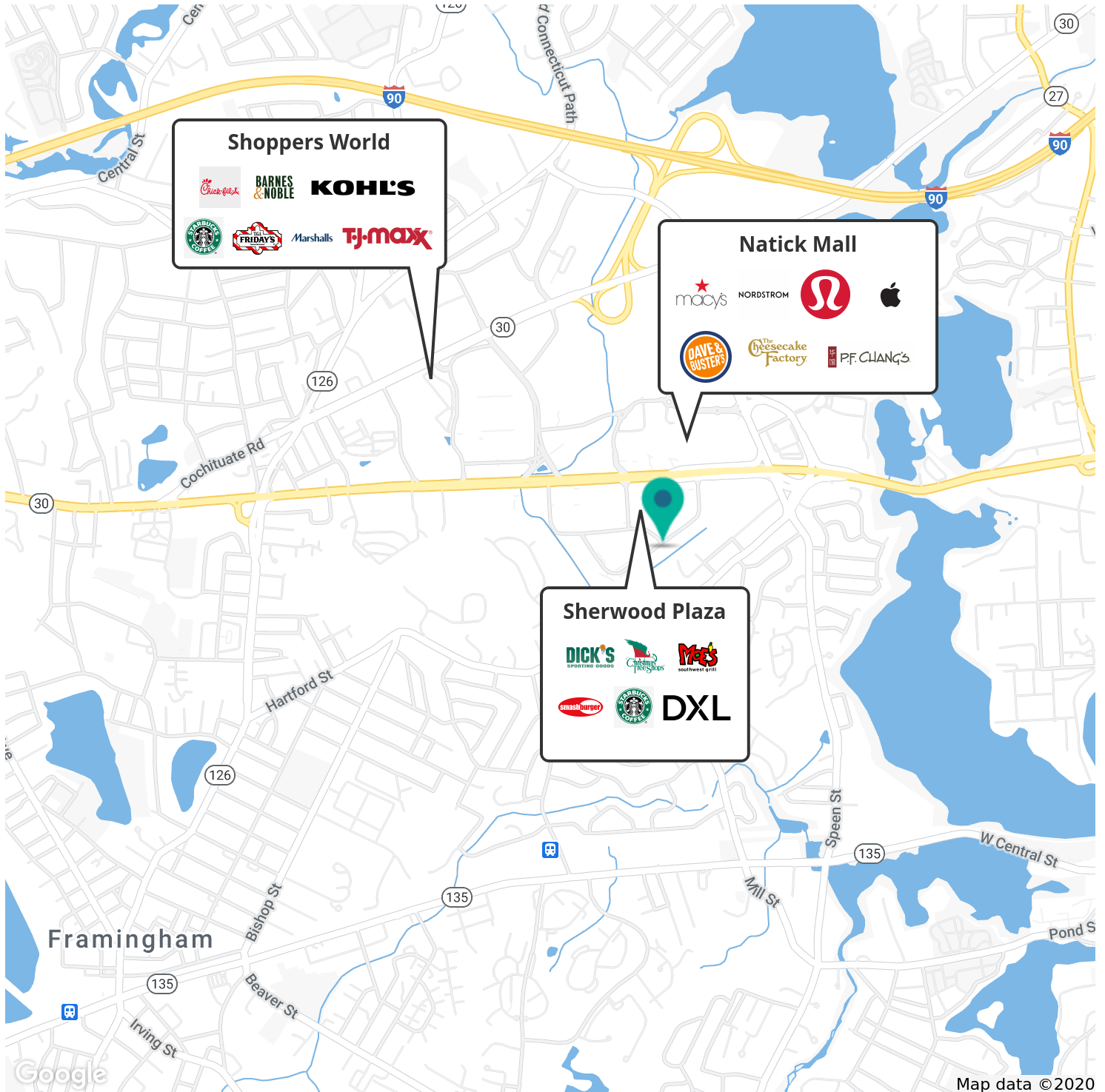
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LOCATION MAPS



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