

FOR LEASE



INDUSTRIAL SPACE

49 GARDNER ST , WORCESTER, MA 01610



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

MARK JOHNS

Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Industrial
Building Size:	12,136 SF
Available SF:	1,500 - 12,136 SF
Lot Size:	0.45 Acres
Zoning:	MG 2
Roof:	Rubber
Sprinklers:	yes
Utilities:	1000 amp 600 watt 3 phase
Ceiling Height:	12 - 20 ft
Lease Rate:	\$7.00 SF/yr (NNN)

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to announce this Industrial building for lease. The centrally located building in excellent condition with a new roof and overhead doors. The large, fenced lot provides secure parking for 20+ cars. The 10-ton crane with a lift to the second floor allows for flexible uses for both floors. 20 ft ceiling height on both levels. The second floor is rated for heavy equipment. The Second-floor office space has a kitchen area private offices and 3 bathrooms. Heavy power in the building with 1000 amp, 600 volts, 3-phase power. Serviced by gas heat as well as city water/ sewer The building is fully sprinkled with a dry sprinkler system. Three air compressors with piping service the entire space. Two new overhead doors at 12' and 14' provide drive-in access.



120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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INTERIOR PHOTOS



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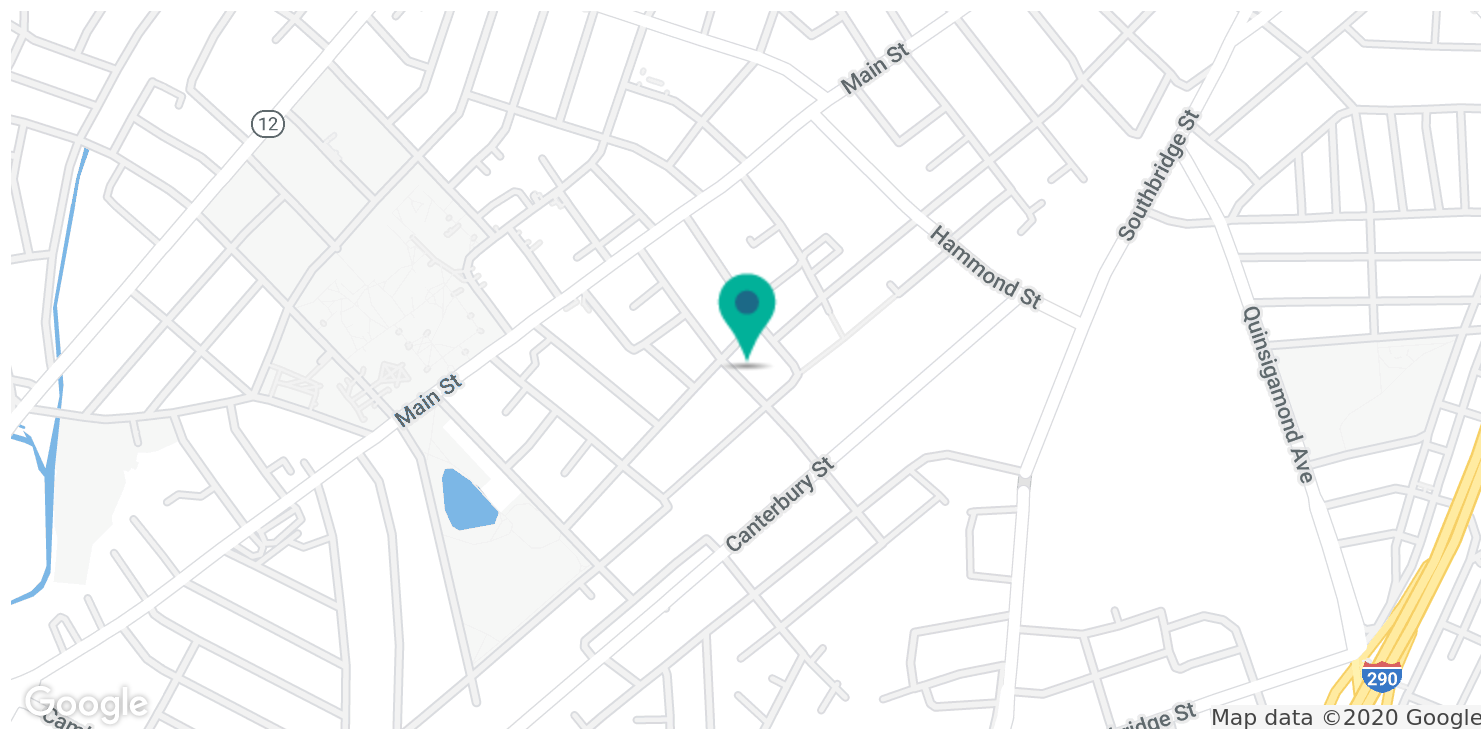
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LOCATION MAPS



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total population	9,337	32,865	63,435
Median age	27.3	30.2	30.0
Median age (Male)	25.6	28.4	28.5
Median age (Female)	29.1	31.7	31.5
Total households	3,005	11,436	22,404
Total persons per HH	3.1	2.9	2.8
Average HH income	\$33,496	\$34,239	\$42,538
Average house value	\$271,821	\$249,614	\$260,666



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