

SALE PACKAGE



30 Huntoon Memorial Highway
Leicester, MA

Contact

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REGION CO LLC

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SUMMARY

On behalf of the owner, acting as its exclusive agent, Region Commercial is pleased to present this approximately 12,000 SF and 2.83 Acre industrial property for sale.

The property is well located on the busy Route 56 in close proximity to the Mass Pike, the City of Worcester, as well as Boston, Hartford, Providence and Springfield MA all well under an hours drive. Currently the building is multi-tenanted with four separately demised units. Tenancy at the building has been strong with many longstanding businesses occupying the property. Around the building is ample parking for vehicles, customers, as well as additional outdoor storage areas to the West and South of the building. This property is ideally positioned for an owner-user capable of utilizing the building for ongoing business needs who would benefit from the multi-tenanted layout of the property and the potential rental income.



Total Acreage	2.83
Building Size	12,000 SF
Year Built	1966
Stories	1
Foundation	Concrete
Heating	Forced Air
Heat Type	Propane/Waste Oil
AC	Window Units
Loading Docks	2
Overhead Doors	4
Ceiling Height	14'
Slab	6"
Power	3-Phase

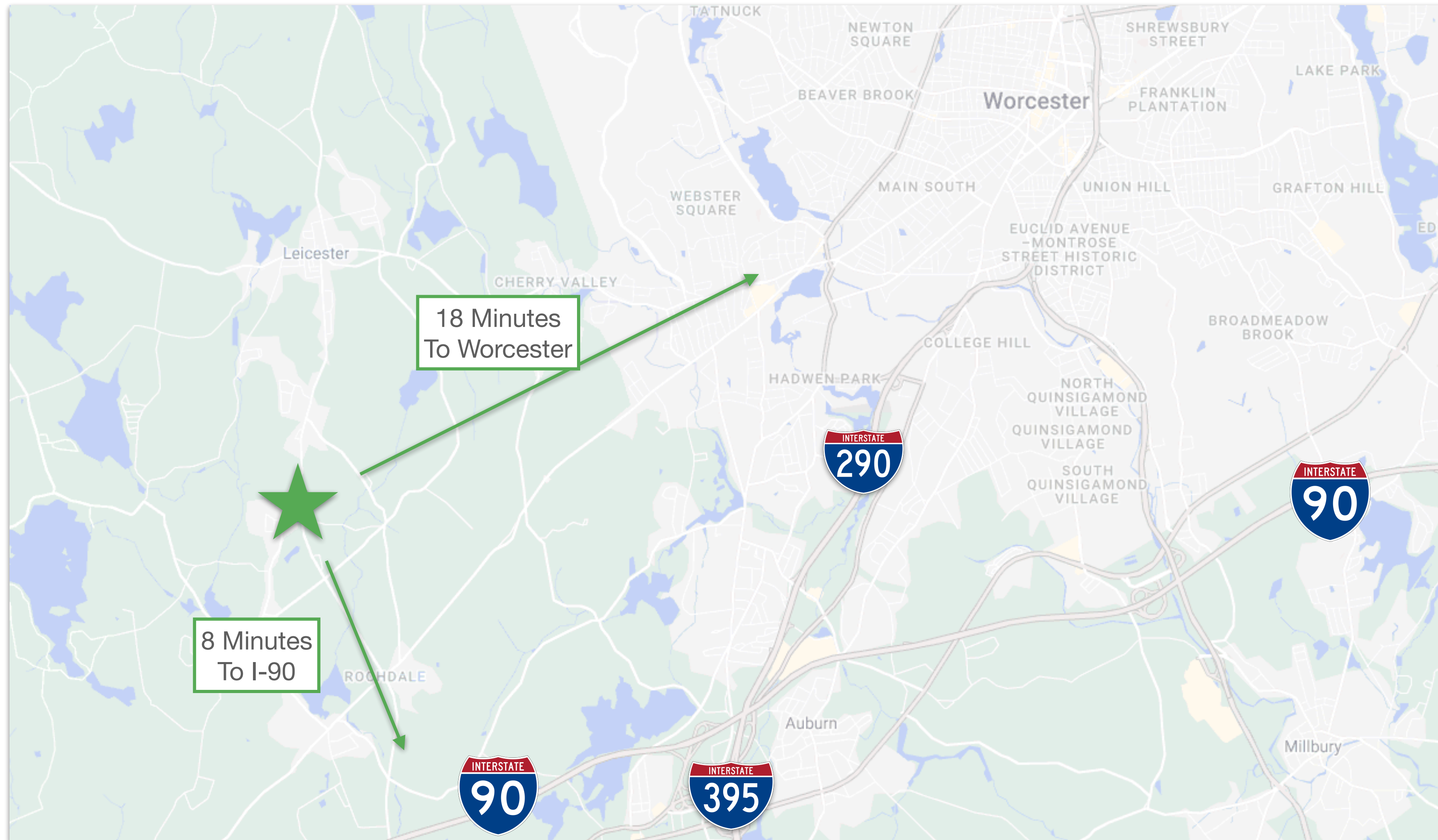
Water	Town Water
Sewer	Septic with Sewer Tie In Potential
Gas	No
Electricity	National Grid
Internet	Spectrum
Zoning	RIB (Residential Industrial Business)
Frontage	±330 Feet
Roof	18 Years

PLEASE NOTE:
Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property's suitability for their needs.

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LOCATION



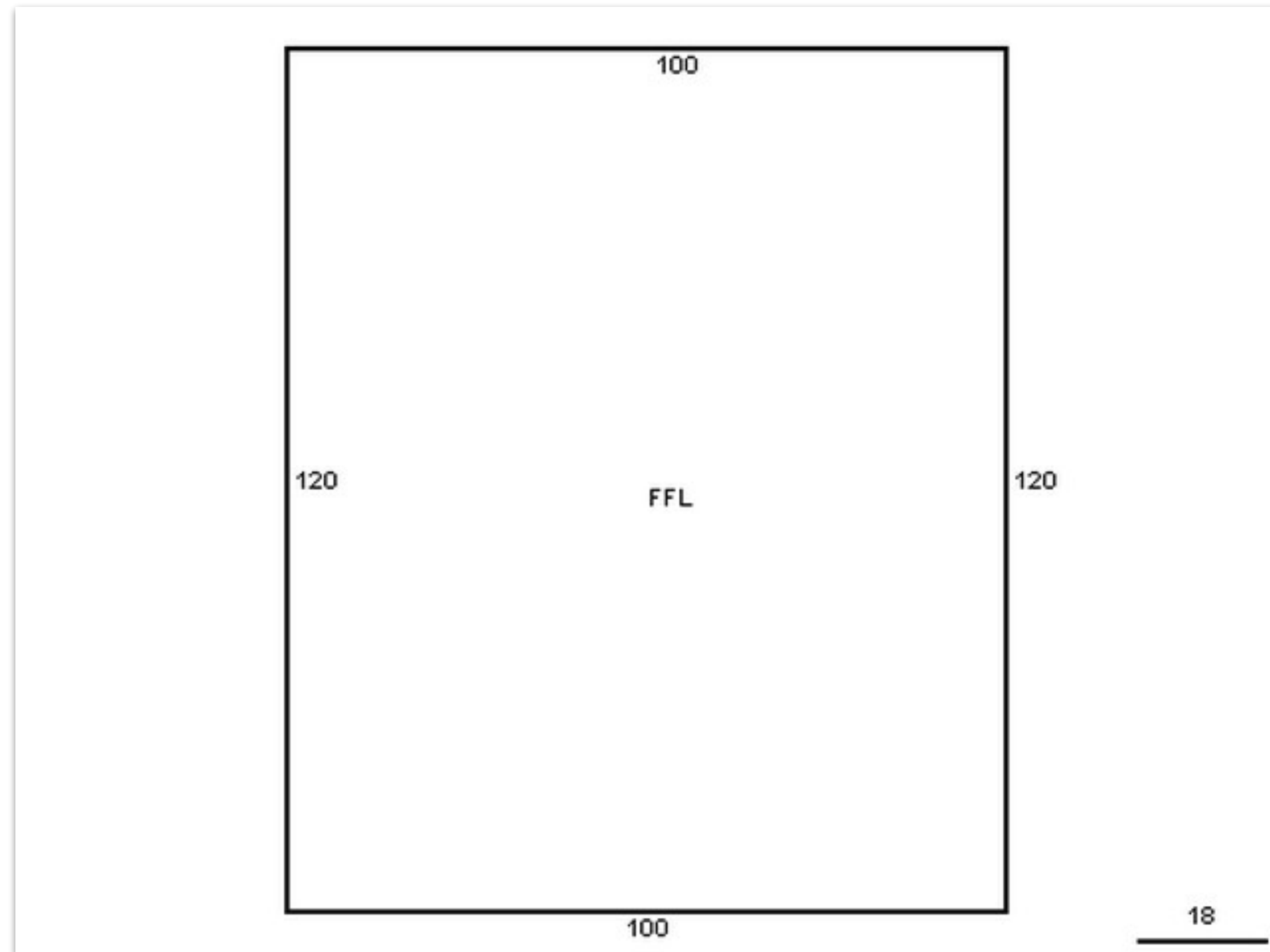
BOSTON
53 Minutes



Hartford
56 Minutes

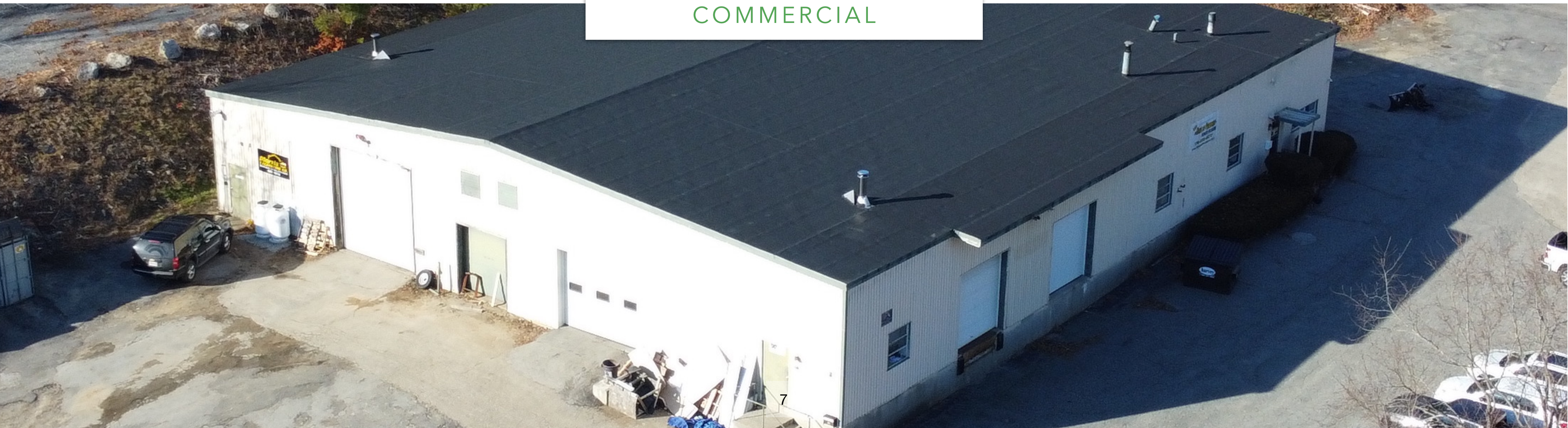


Providence
50 Minutes





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