

FLEX/INDUSTRIAL SPACE FOR LEASE



303-313 WASHINGTON STREET

AUBURN, MA 01501



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

JIM EGAN

Vice President

egan@kelleher-sadowsky.com

O: 508.635.6793

C: 508.340.9298

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Flex/Industrial
Building Size:	46,000 SF
Lot Size:	8 Acres
Zoning:	General Industrial (GI)
Sprinkler System:	Wet
Power:	2,000 Amp, 480 Volt
HVAC:	Yes
Utilities:	Natural gas; Municipal water & sewer
Loading:	2 docks; 2 drive-ins
Ceiling Height:	16'-20' in warehouse 36' in high bay (Approx. 3,300 SF)

PROPERTY OVERVIEW

- Located directly on Route 20 in Auburn, MA
- Signalized intersection: Easy access pulling onto Route 20
- Superior highway access: MASS Pike, I-395, I-290, Route 146
- ±8 acres: Ample parking, outside storage
- Flexible zoning: Manufacturing, wholesale, distribution, more
- Please call today to schedule a tour!



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

JIM EGAN

Vice President

egan@kelleher-sadowsky.com

O: 508.635.6793

C: 508.340.9298

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

FOR LEASE | 303-313 WASHINGTON STREET

ADDITIONAL PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

JIM EGAN

Vice President

egan@kelleher-sadowsky.com

O: 508.635.6793

C: 508.340.9298

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

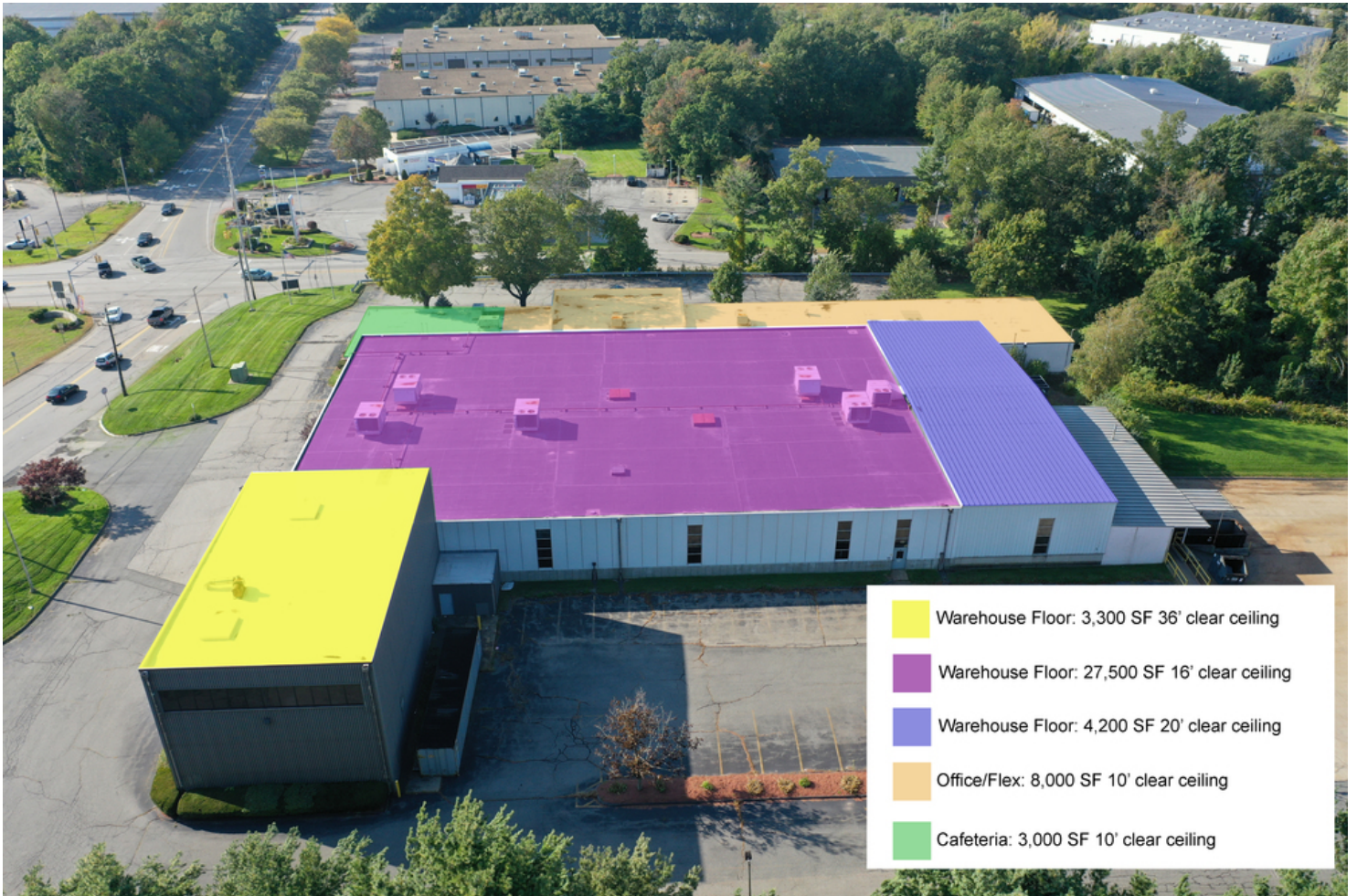
O: 508.635.6795

C: 617.721.6466

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FOR LEASE | 303-313 WASHINGTON STREET

CLEAR HEIGHTS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

JIM EGAN

Vice President

egan@kelleher-sadowsky.com

O: 508.635.6793

C: 508.340.9298

PHILIP DESIMONE

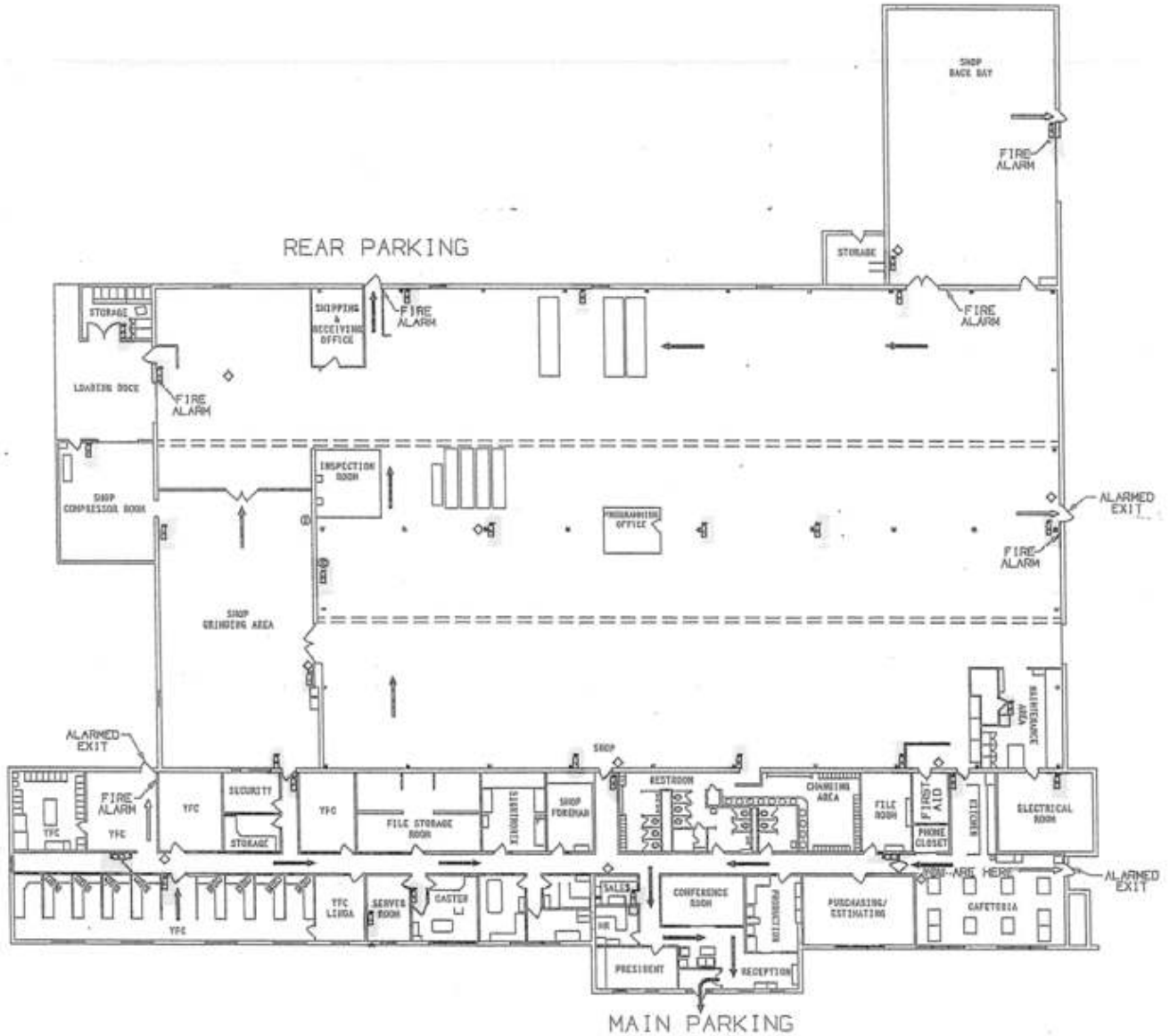
Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

FLOOR PLAN



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

JIM EGAN

Vice President

egan@kelleher-sadowsky.com

O: 508.635.6793

C: 508.340.9298

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

LOCATION MAP



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

JIM EGAN

Vice President

egan@kelleher-sadowsky.com

O: 508.635.6793

C: 508.340.9298

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466