

# INDUSTRIAL SPACE FOR LEASE



15 WELLS STREET  
SOUTHBRIDGE, MA 01550



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

## CHRIS NAFF

Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

## DAVID V. COHEN

Senior Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

C: 508.864.2379

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type:	Industrial
Available SF:	17,600 SF
Sprinkler:	Wet System
HVAC:	Steam Fed
Loading:	4 Docks
Zoning:	Industrial
Price:	\$6.95/SF NNN

### PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 17,600 square feet of industrial warehouse space available for lease at 15 Wells Street in Southbridge, MA. A multi-tenanted building, the property is home to international manufacturing and engineering companies who have established successful operations at this location for many years. The unit is complete with 17-foot clear ceiling heights and four loading docks. In the heart of the Southbridge Innovation Center, this space is surrounded by over 1 million square feet of best in class hotel, conference, office and manufacturing facilities.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,136	13,689	35,592
Total Population	5,689	36,187	93,510
Average HH Income	\$42,283	\$66,876	\$74,619



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# EXTERIOR PHOTOS



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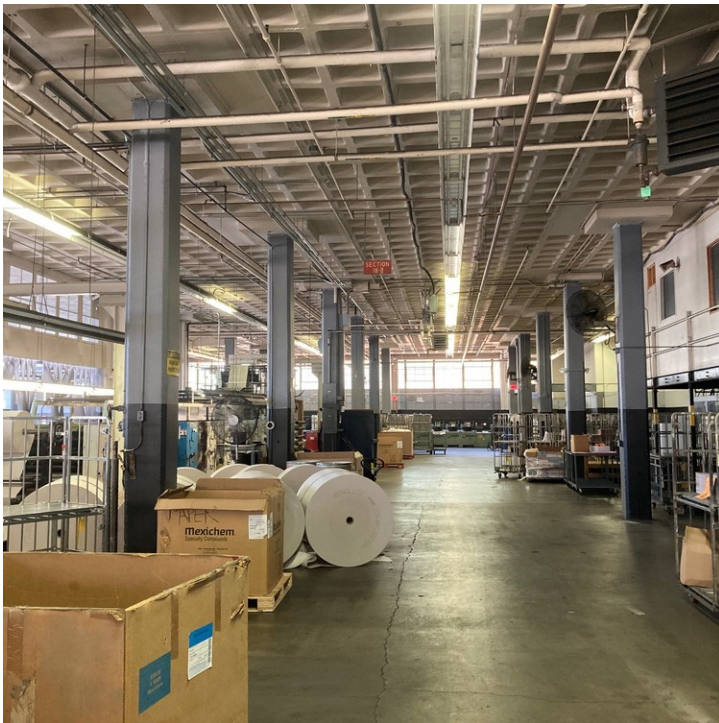
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## INTERIOR PHOTOS



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## LOCATION MAP



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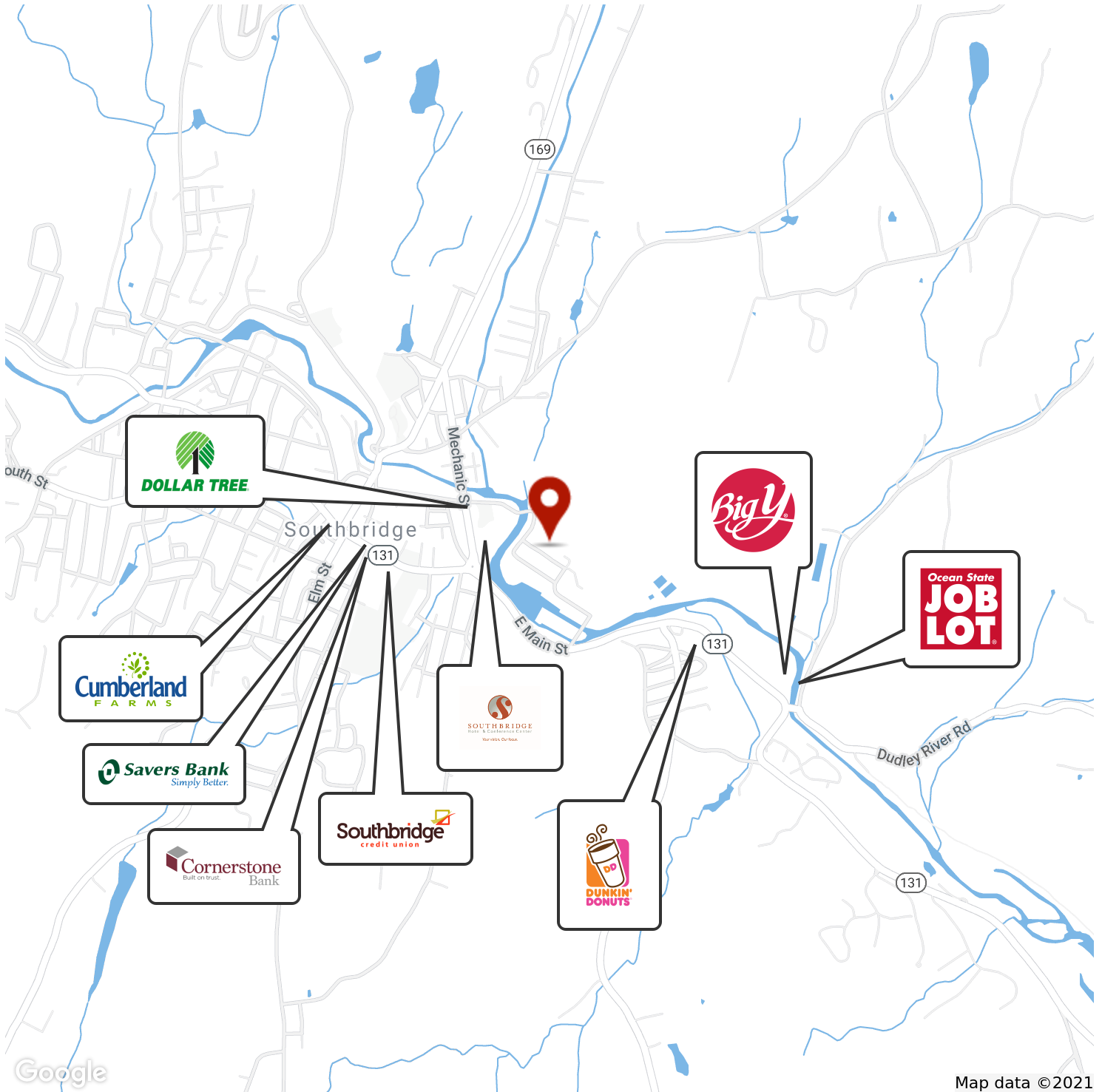
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# MAP



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