

30 Goya Drive

Webster, MA

For sale or lease

Trucking Facility

Webster, MA



Available for sale or lease

78 Door Cross Dock Trucking and Maintenance Facility

Two buildings on 20 +/- acres available for sale or lease. Conveniently located just off I-395 providing easy access to I-290, the Mass Pike, and other major routes. Over 10 +/- acres of land offers additional parking and storage or potential for construction of 100,000 sf building.

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

**CONTACT BROKER
FOR MORE INFORMATION**

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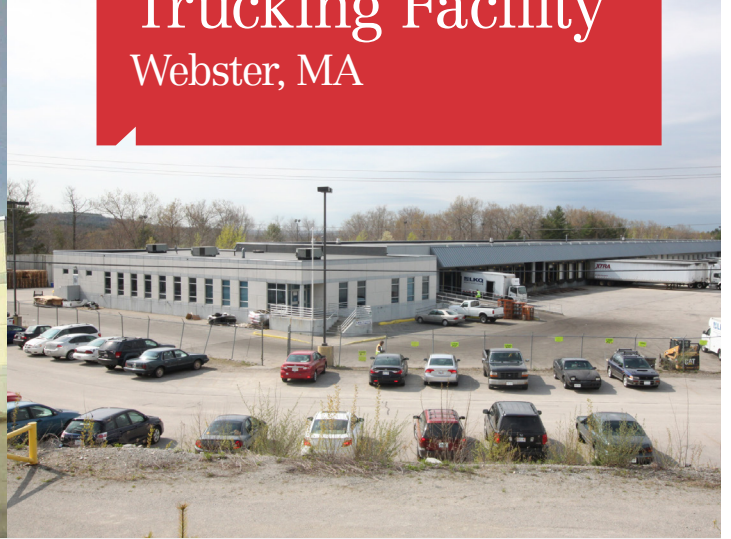
1 Mercantile Street | Suite 510
Worcester MA 01608
508.753.9100

www.glickmankovago.com

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Distribution Building

BUILDING AREA	41,300 SF
CONSTRUCTION	Tilt up concrete slab
OFFICE AREA	7,000 sf includes large kitchen and bathrooms with showers
ROOF	Rubber membrane
CEILING HEIGHT	15' 17" clear
PARKING	Facility is part of a 20 acre property
POWER	800 amps 480/277/volts/ 4 wire
WATER	Town of Webster
SEWER	Town of Webster

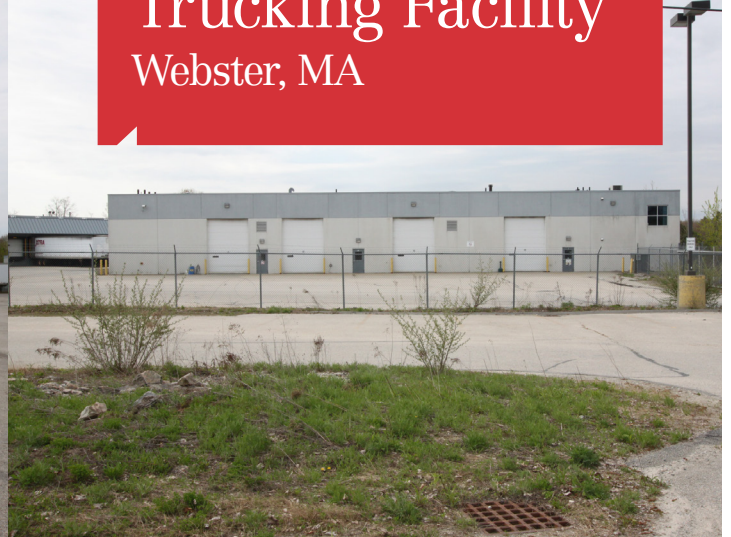
ELECTRICITY	National Grid
GAS	NStar
A/C	In office
BACK UP	Emergency Generator
HVAC	Natural gas fired heat and a/c in office
WHSE HEAT	4 Radiant units
LOADING DOCK DOORS	78
DRIVE IN DOORS	1



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Fleet Maintenance Building

BUILDING AREA	12,565 SF	DRIVE-THRU BAYS	(4) 16'x12' doors
CONSTRUCTION	Tilt up concrete slab	DRIVE IN BAYS	(1) 16'x12' door
ROOF	Rubber membrane	BAY LENGTH	80' able to accommodate cab and trailer
CEILING HEIGHT	20' clear	MECHANICS PIT	50'+ length
PARKING	Facility is part of a 20 acre property	TRUCK WASH BAY	Full truck length
POWER	800 amps 480/277/volts/ 4 wire	HYDRAULIC LIFT	1
WATER	Town of Webster	SPRINKLERS	100% coverage wet system
SEWER	Town of Webster	FUEL STORAGE	2000 gallon waste oil tank 2000 gallon new oil tank
ELECTRICITY	National Grid	COMPRESSED AIR	Throughout
GAS	National Grid	FLOOR DRAINS	Throughout
A/C	In office	CEILING FANS	Throughout
OFFICE SPACE	528 sf includes kitchen and bathroom with shower		