

**FOR
SALE**

**25,000 Sq. Ft. heavy Industrial Building
Southwest Worcester Industrial Park
Worcester, Ma.**



Worcester Commercial Properties is pleased to offer for sale or lease the property known as 57 Southgate Street, Worcester, Ma. The building is situated at the edge of the new Southwest Worcester Industrial park. The building offers two (2) -ten (10) ton cranes in addition to:

- Building Size: 25,736 square feet — Built in 1984
- Lot Size: 45,529 square feet
- Ceiling height: 30 feet
- Loading: one (1) inside-under crane— dock
- Electrical: 800 amps, three phase
- Highway access: 1/2 mile to I-290

Offered For Sale @ \$1,200,000.00
Offered For Lease @ \$4.95/Ft NNN



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