

**FOR  
SALE**

## South Worcester County

**16,000 Sq. Ft AAA Office/Industrial Building**

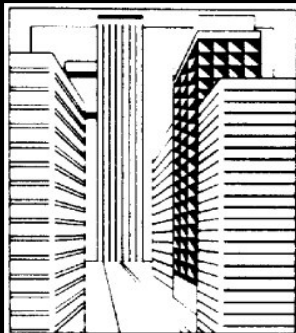
**Oxford Industrial Park , Oxford, MA**



***— First time offered —***

This top quality - 10 year old -16,000 sq ft facility offers the absolute best in top quality construction and interior finish. The building is situated on 3.1 acres and is located only 3/4 mile from Rte 395 at the exit 2 cloverleaf and 8 miles from the Mass Pike in Auburn and boasts 4,000 sq. ft. of AAA office space and 12,000 sq ft of modern warehouse/light industrial space serviced by multiple docks and drive in doors. Located at the end of a cul-de-sac in the Oxford industrial park this setting offers the buyer a high quality image building in an area that offers an extremely low tax rate and excellent highway access. The building is serviced by private well and septic.

***Call listing broker for details***



**WCP**

**REAL ESTATE**

For further information, or to schedule a showing, please contact:

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