

FOR LEASE - 251,202 SF



40-88 CRESCENT STREET, WORCESTER, MA

INDUSTRIAL COMPLEX INCLUDING OUTDOOR STORAGE/ PARKING



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

O: 508.841.6202

C: 508.353.9275

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Warehouse / Manufacturing
Building Size:	251,202 SF
Lot Size:	20.73 Acres
Zoning:	MG-2
Power:	3,800 Amps
Utilities:	City Sewer & Water, National Grid Gas
Loading:	1 Interior, 4 Exterior, 2 Drive-ins
Lease Rate:	Negotiable

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce 40 – 88 Crescent Street in Worcester, Massachusetts. This industrial complex offers (+/-) 251,202 of high bay warehouse and manufacturing space with clear heights ranging throughout the space from 15 to 50 feet. The site sits on 20.73 acres of land that can accommodate the parking of vehicles and outdoor storage. The property is adjacent to and visible from I-290 with easy access to I-90, I-190, I-495, and Routes 146, 9, and 20. Call today to schedule a tour!

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	8,237	30,875	63,890
Total Population	20,399	75,636	164,907
Average HH Income	\$49,376	\$50,633	\$55,598



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

JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

O: 508.841.6202

C: 508.353.9275

EXTERIOR PHOTOS



JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

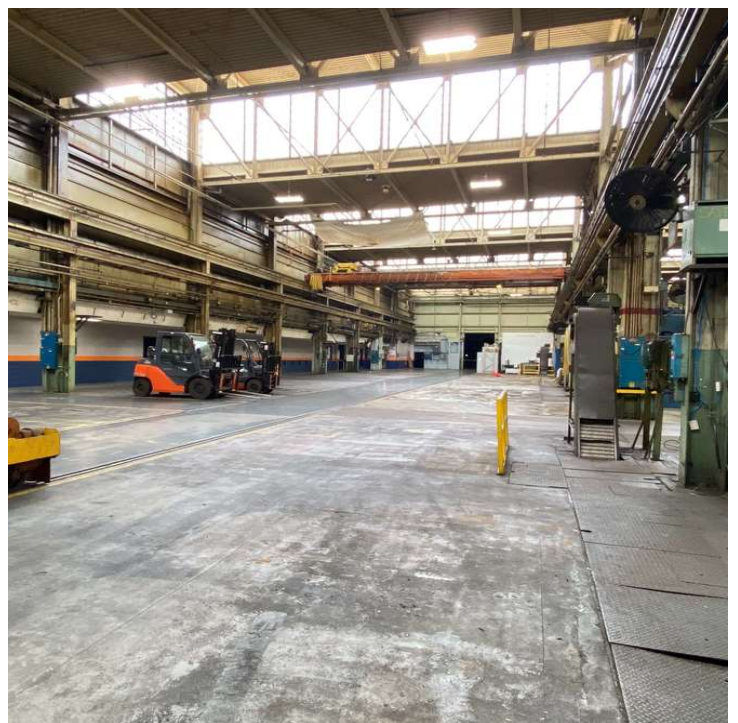
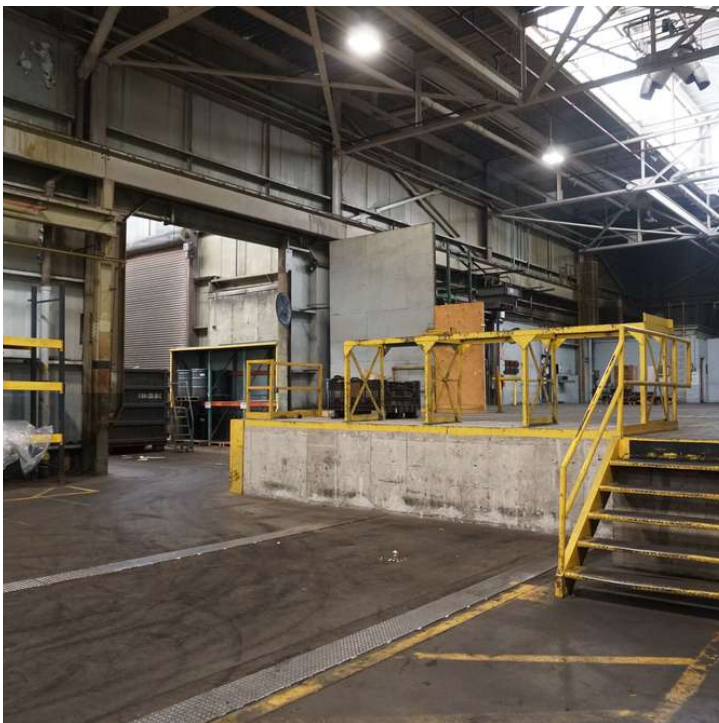
O: 508.841.6202

C: 508.353.9275



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

INTERIOR PHOTOS



JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

O: 508.841.6202

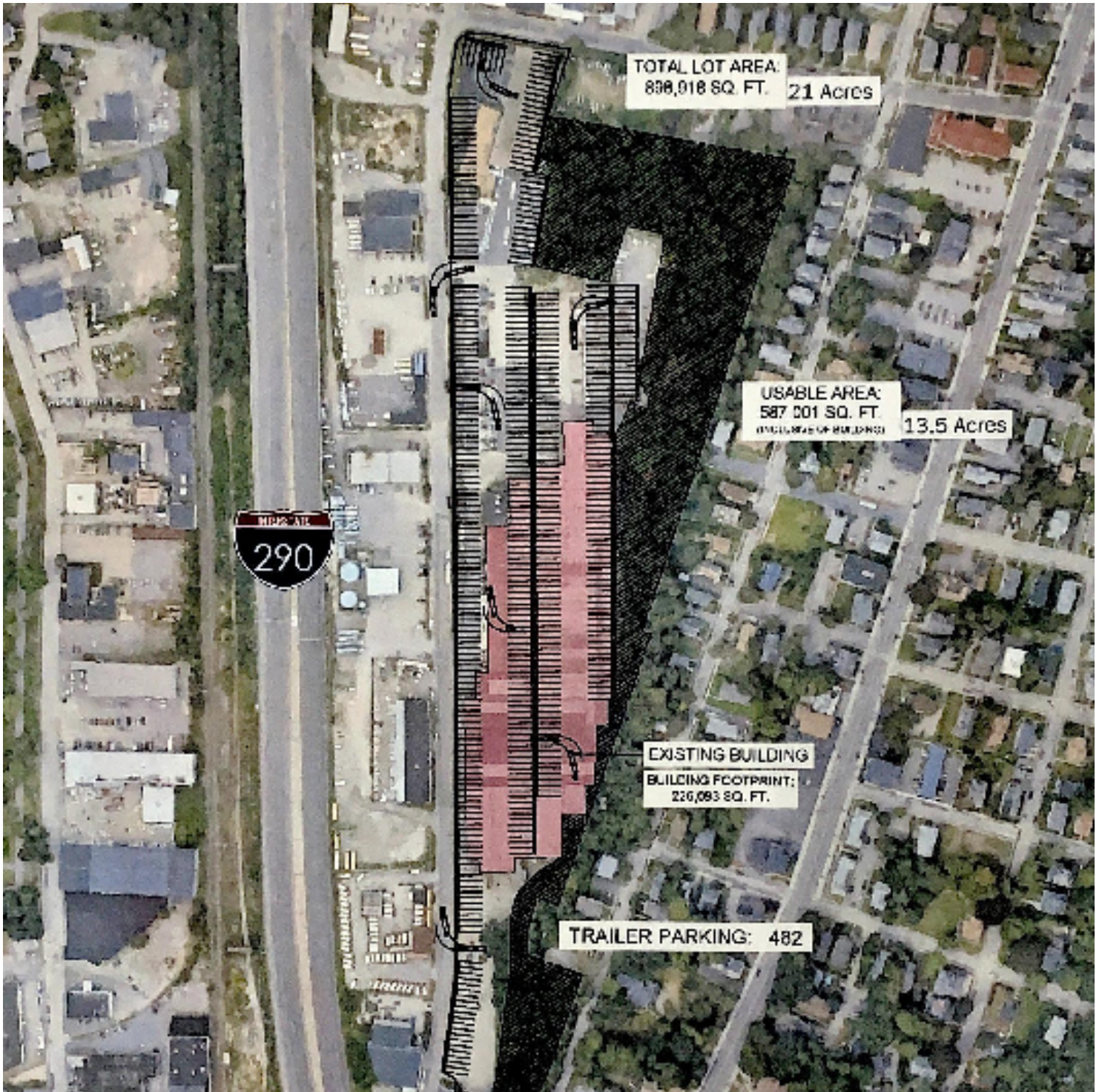
C: 508.353.9275



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

TOTAL LOT AREA



JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

O: 508.841.6202

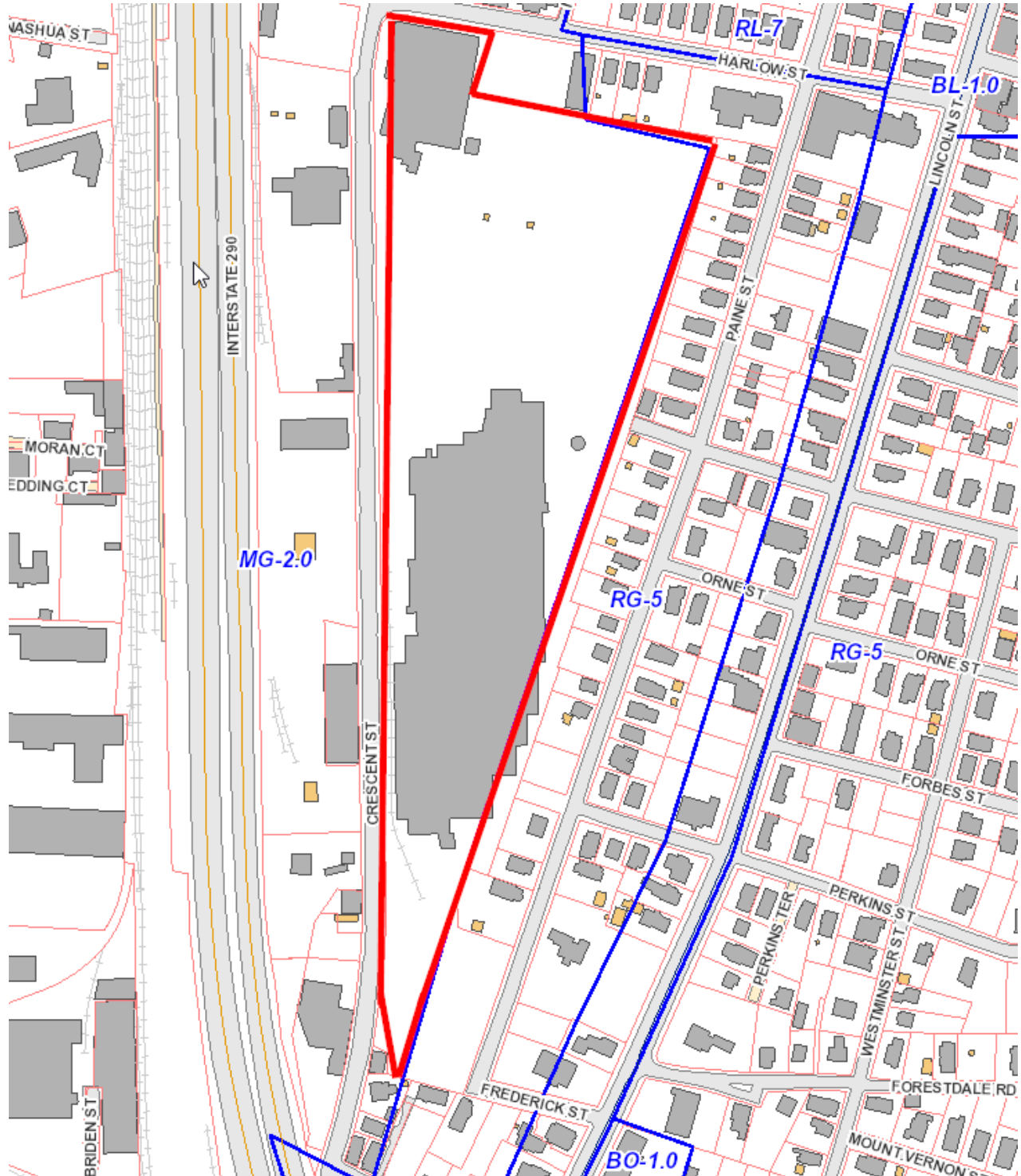
C: 508.353.9275



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

ASSESSOR MAP



JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

O: 508.841.6202

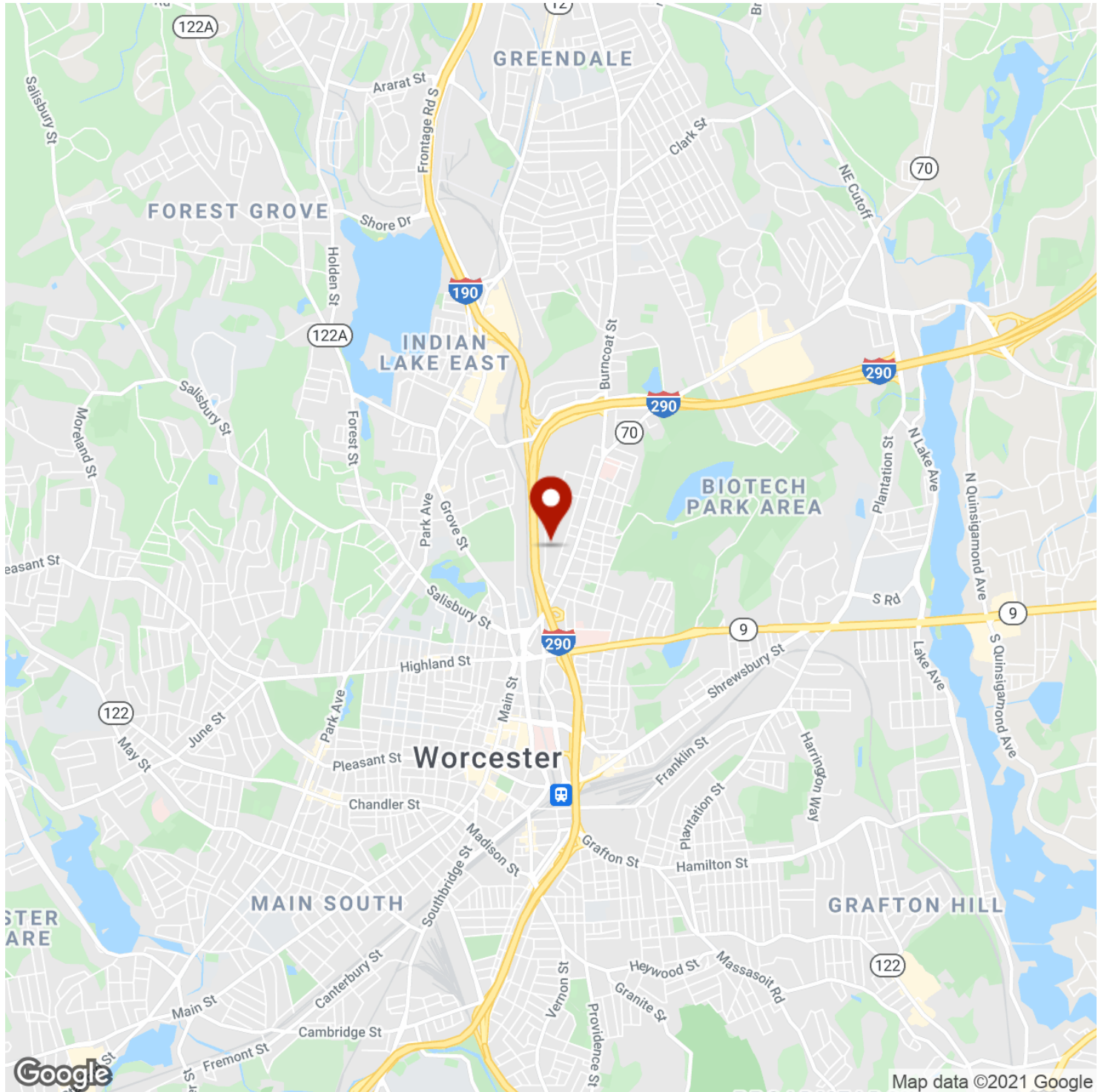
C: 508.353.9275



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

LOCATION MAP



JAMES UMPHREY

Principal

umphrey@kelleher-sadowsky.com

O: 508.635.6790

C: 508.579.6080

PHILIP DESIMONE

Executive Vice President

desimone@kelleher-sadowsky.com

O: 508.635.6795

C: 617.721.6466

JOE LAURSEN

Associate

laursen@kelleher-sadowsky.com

O: 508.841.6202

C: 508.353.9275



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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