

INDUSTRIAL PROPERTY FOR LEASE

136 NEW ATHOL ROAD

Orange, Massachusetts



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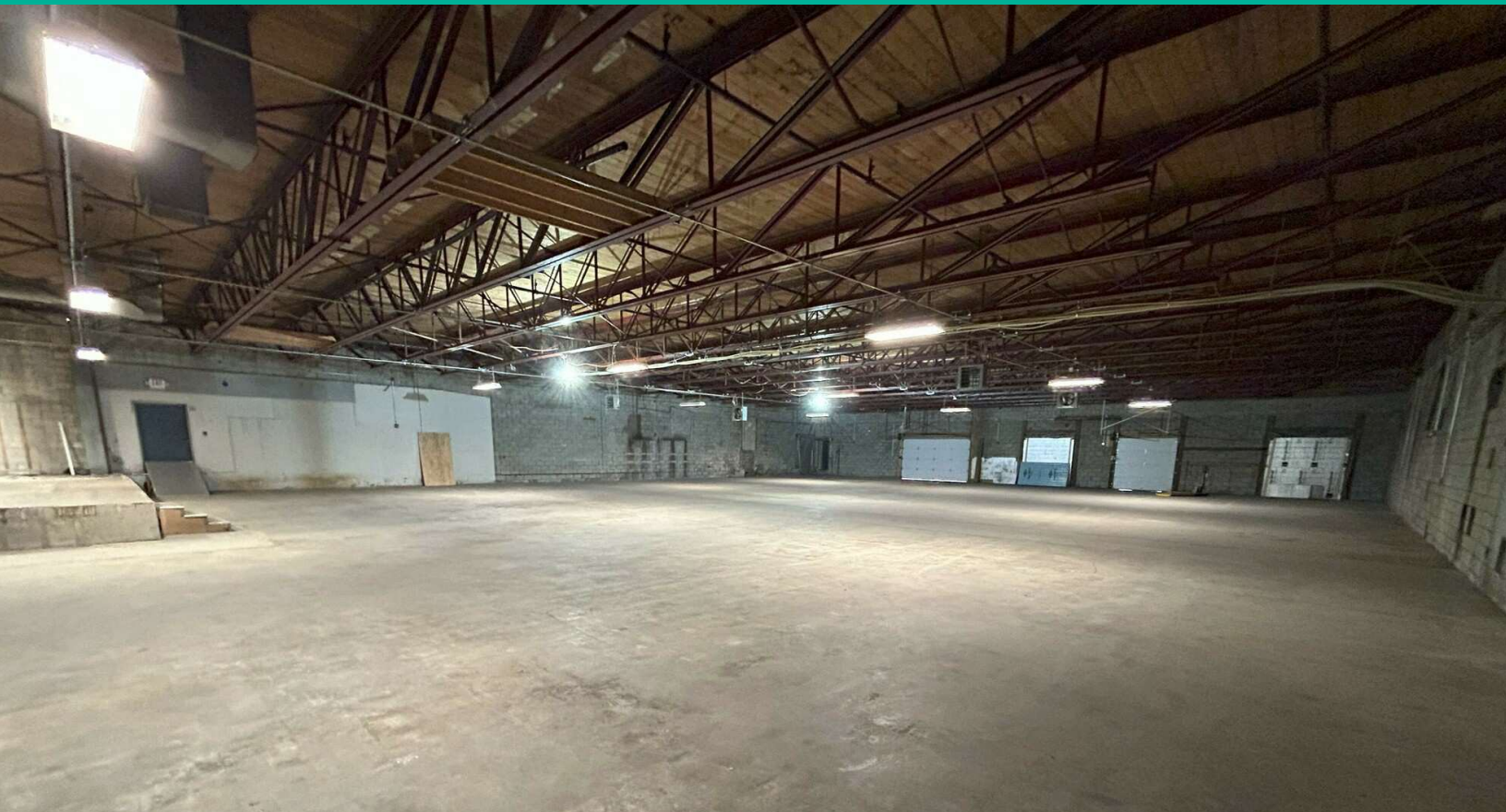
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INDUSTRIAL LEASE OPPORTUNITY

Kelleher & Sadowsky Associates, Inc. is pleased to present an exceptional opportunity to lease approximately 13,226 square feet of industrial space at 136 New Athol Road in Orange, Massachusetts.

Originally built in 1958, the property has seen numerous recent and planned capital improvements, including a new sprinkler system, new roof, upgraded 3-phase power, and plans to convert the existing heating system to propane.

Positioned on a 3-acre parcel, the site offers outdoor storage options, making it ideal for a wide range of industrial and commercial users. Zoned A(c), the property allows for a variety of uses by special permit, including manufacturing, warehousing, retail, food service, and transportation services.

This versatile property provides flexible space in a strategic location, ideal for growing or established businesses looking to expand their operations.

OFFERING SUMMARY

Building Size:	±13,046 SF
Year Built:	1956
Zoning:	A (c)
Construction:	Wood frame, concrete block finish
Roof:	Rubber (new)
Parking:	Ample
Loading:	2 drive-ins, 1 loading dock
Sprinkler:	Wet (new system)
Heat:	Forced hot water (plans in place for propane)
Power:	3-phase, 480v
Lease Rate:	\$6.50 SF/yr (NNN)



FOR LEASE • 136 NEW ATHOL ROAD

Location & Amenity Map

