

INDUSTRIAL BUILDING FOR LEASE

26 TOWN FOREST RD
WEBSTER | MA



OFFERING OVERVIEW

PROPERTY OVERVIEW

OFFERING SUMMARY:

Lease Rate:	Negotiable
Building SF:	15,540 SF
Available Space:	15,540 SF
Office Space:	1,230 SF
Loading Docks:	(5) Five
Drive In Doors:	(1) One, 12'x12'
Clear Height	22'-26'
Sprinklers:	ESFR
Power:	800a 480 v 3 phase
Utilities:	
• Water	Public water
• Sewer	Private Sewer
• Heat	Natural Gas



15,540 SF Industrial Building



Office Space: 2 private offices, reception area, HVAC, and 3 bathrooms

Outdoor Storage: Rear fenced lot (~0.5 acre)



Prime Location: 1/4 mile off Exit 3 on I-395 South



Easy Highway Access: Close to Auburn interchange, I-90 (Mass Pike), I-290, and Route 20 (all within 6 miles)

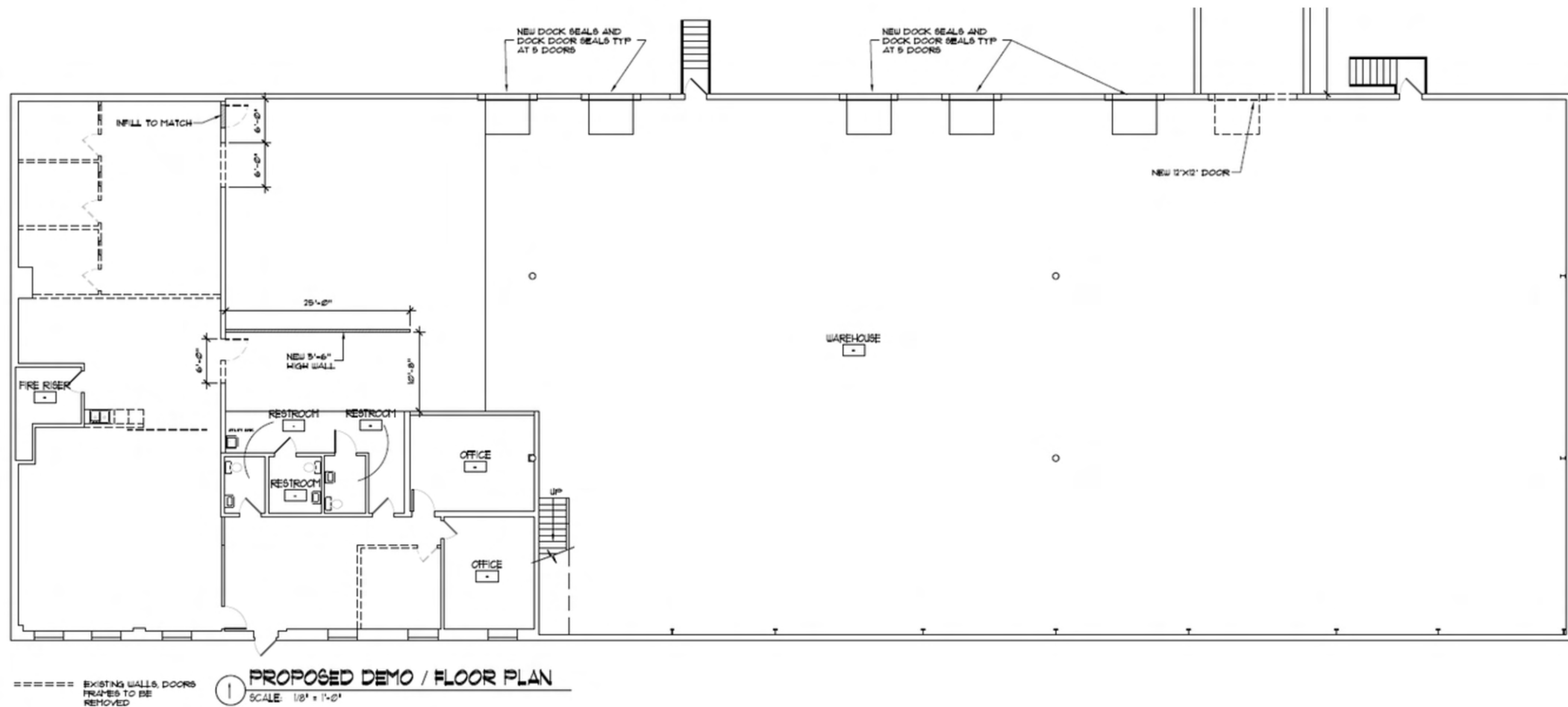


Regional Reach: Ideal for serving Massachusetts, Rhode Island, and Connecticut markets.

PROPERTY PHOTOS



FLOOR PLAN



AERIAL

26 TOWN FOREST RD
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395

395

Main St

Main St

Linwood St

Tanner Rd

Worcester Rd

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Google Earth

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com

26 TOWN FOREST RD
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CODY MINER
Vice President

508-389-3769

cminer@nai-gkj.com



JONAH D. GLICKMAN
Vice President

508-868-3765

jdghickman@nai-gkj.com



JAMES GLICKMAN
Principal

508-769-5007

jghickman@nai-gkj.com

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