



NAI Glickman Kovago & Jacobs

35,000 SF SALE LEASEBACK
2 OLD WORCESTER RD
WEBSTER | MA

OFFERING SUMMARY



- Tenant: Zmetra Clear Span Structures, a third-generation, family-owned provider of clear span buildings, tents, and temporary/industrial structures, since 1955.
- Specialties: Design, supply, and installation of semi-permanent and permanent clear span structures
- Offers a wide range of tent solutions for both event and industrial applications to clientele nationwide
- Headquarters: Webster, Massachusetts, with a southern location in Sebring, Florida
- Product offerings include:
 - Clear span structures
 - Multi-story tents
 - Frame tents
 - Industrial structures
 - Accessories such as flooring, lighting, and furniture
- Focusing on custom solutions and quality workmanship, Zmetra provides complete project support from concept and design through installation and teardown
- Diverse markets served including:
 - Corporate events
 - Fairs and festivals
 - Weddings
 - Disaster relief
 - Warehousing and industrial uses

Asking Price:

Negotiable

SITE INFORMATION:

Building Size:

35,000 SF

Level 1:	Level 2:	Level 3:
22,300 SF	3,000 SF*	9,700 SF*

Approximate*

Year Built:

1988

Clear Height:

20-35'

Outdoor Storage:

+/- 1 AC

Drive in Bays:

5

Loading Docks:

5

PROPOSED LEASEBACK:

Tenant:	Zmetra Clear Span
Term:	5 years NNN
Rent:	\$330,000/yr
Annual Escalations:	3%
Option:	2 five(5) year

AERIAL

2 OLD WORCESTER RD
WEBSTER | MA



PHOTOS



LOCATION MAP

**2 OLD WORCESTER RD
WEBSTER | MA**

DISTANCE

- I-395: 0.5mi
- Rte 20: 8.8mi
- I-90: 9.7mi
- I-290: 9.9mi
- Rte 146: 10.2mi
- I-495: 26.2mi

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Google

ANALYSIS EXCLUSIVELY BY:

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