



108,688 SQUARE FOOT CAMPUS

60 Fremont Street, Worcester, Massachusetts

INCOME PRODUCING PROPERTY - IDEAL FOR OWNER/USER



AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

On behalf of Devaney Realty Holdings, LLC, Eastern is pleased to present an exciting sale/lease opportunity in Worcester, MA located at 60 Fremont Street. Built in 1910 and renovated extensively in 1985. The property offers up to 37,757 square feet of office, flex and warehouse space spread out over 3 floors, including clear heights ranging from 12' to 16'. The property is serviced by four loading docks and one at-grade overhead door as well as two freight elevators. The 108,688 square foot project is located on 5.3 acres with 209 parking spaces and is located just minutes from Interstate 290 and Interstate 90. Corporate neighbors include Polar Beverage Company, Commonwealth of MA, Imperial Distributors, Lineage Logistics and Lutco, Inc.



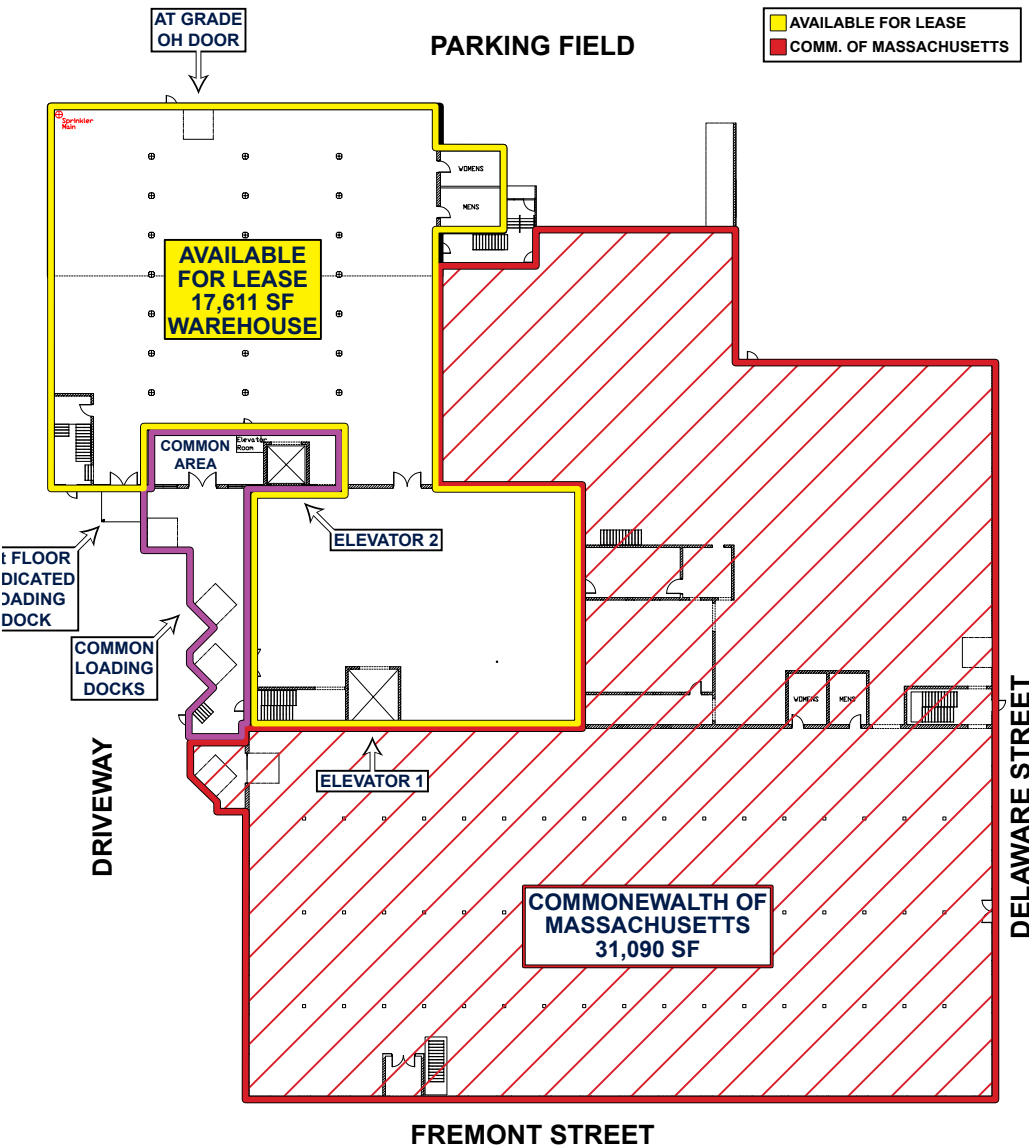
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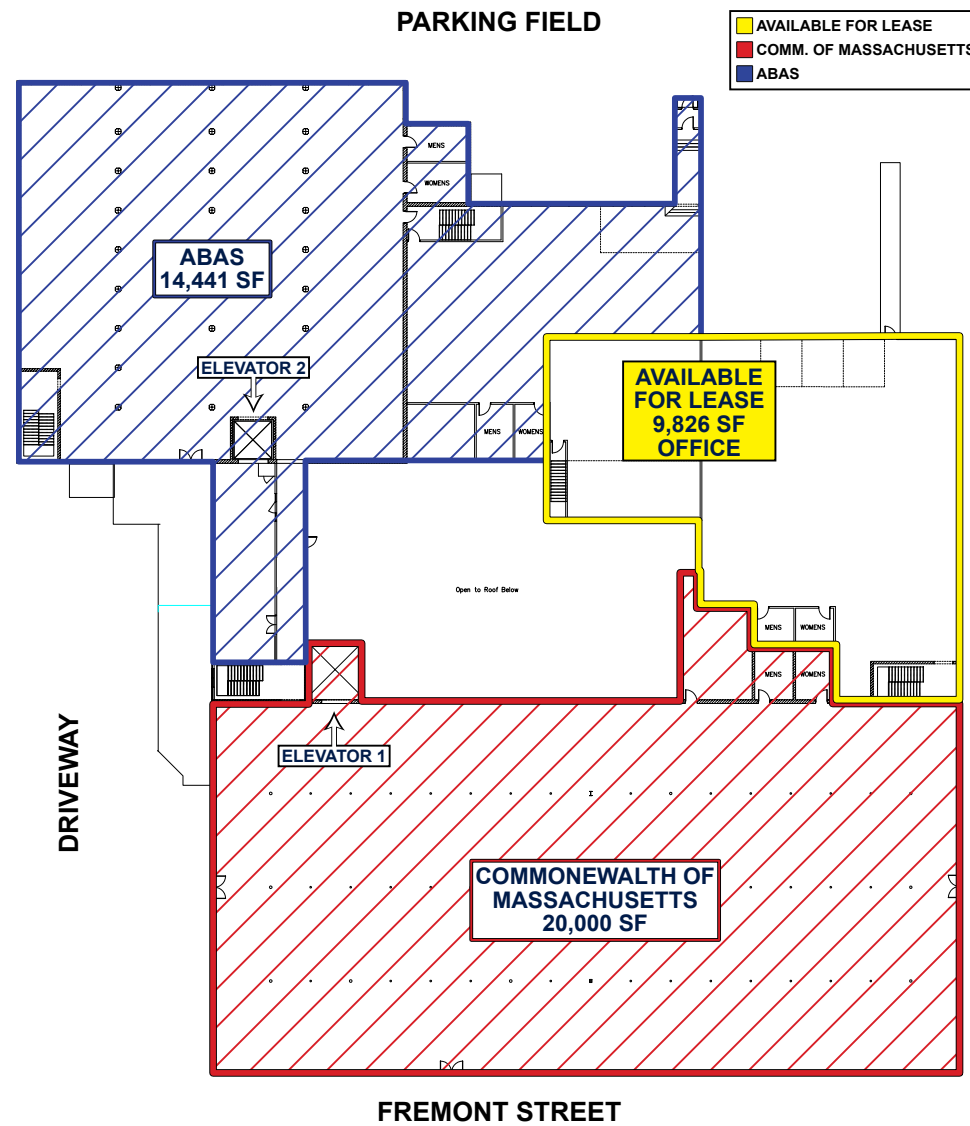


EASTERN
RETAIL PROPERTIES

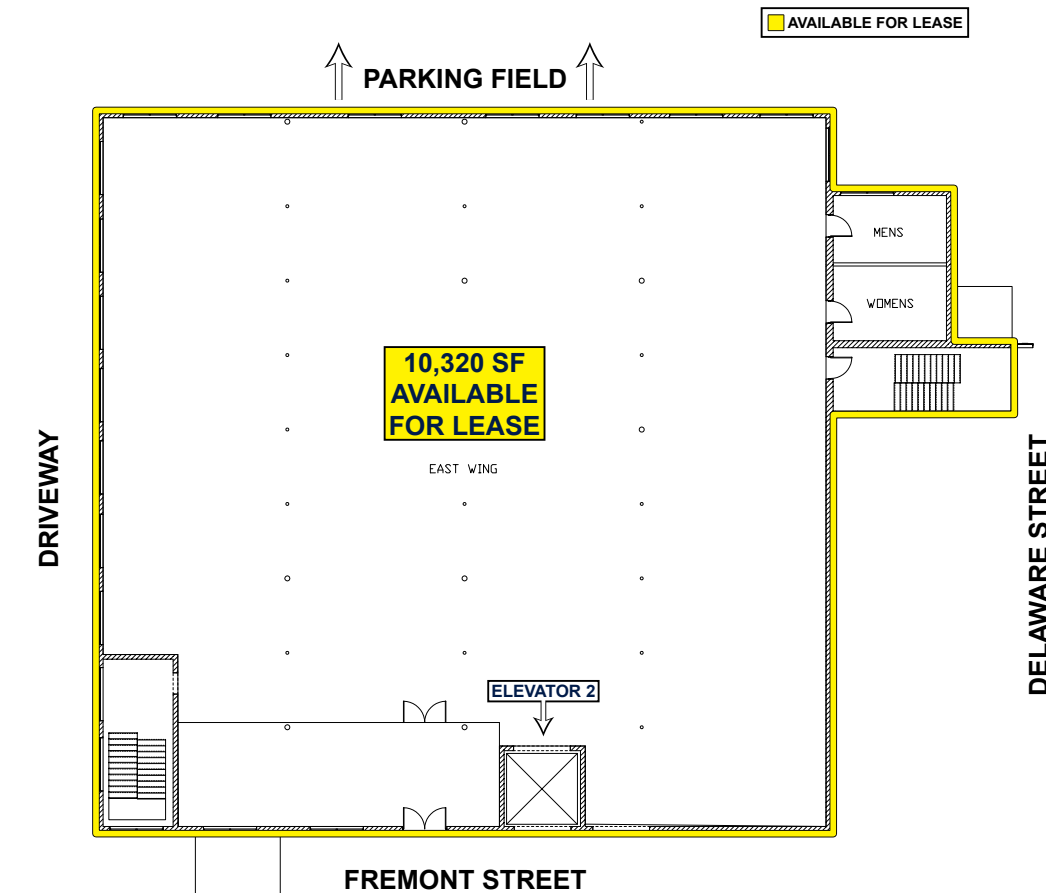
First Floor



Second Floor



Third Floor



» Total Building Area: 108,688 SF

» Availability:

- Warehouse: 27,931 SF

- Office: 9,826 SF

Land Area: 5.3 Acres

» Built: 1910

» Renovated 1985

» Loading:

- Four 8'x10' Loading Docks

- One Oversized Drive-In Door

» Clear Height: 12' - 16'

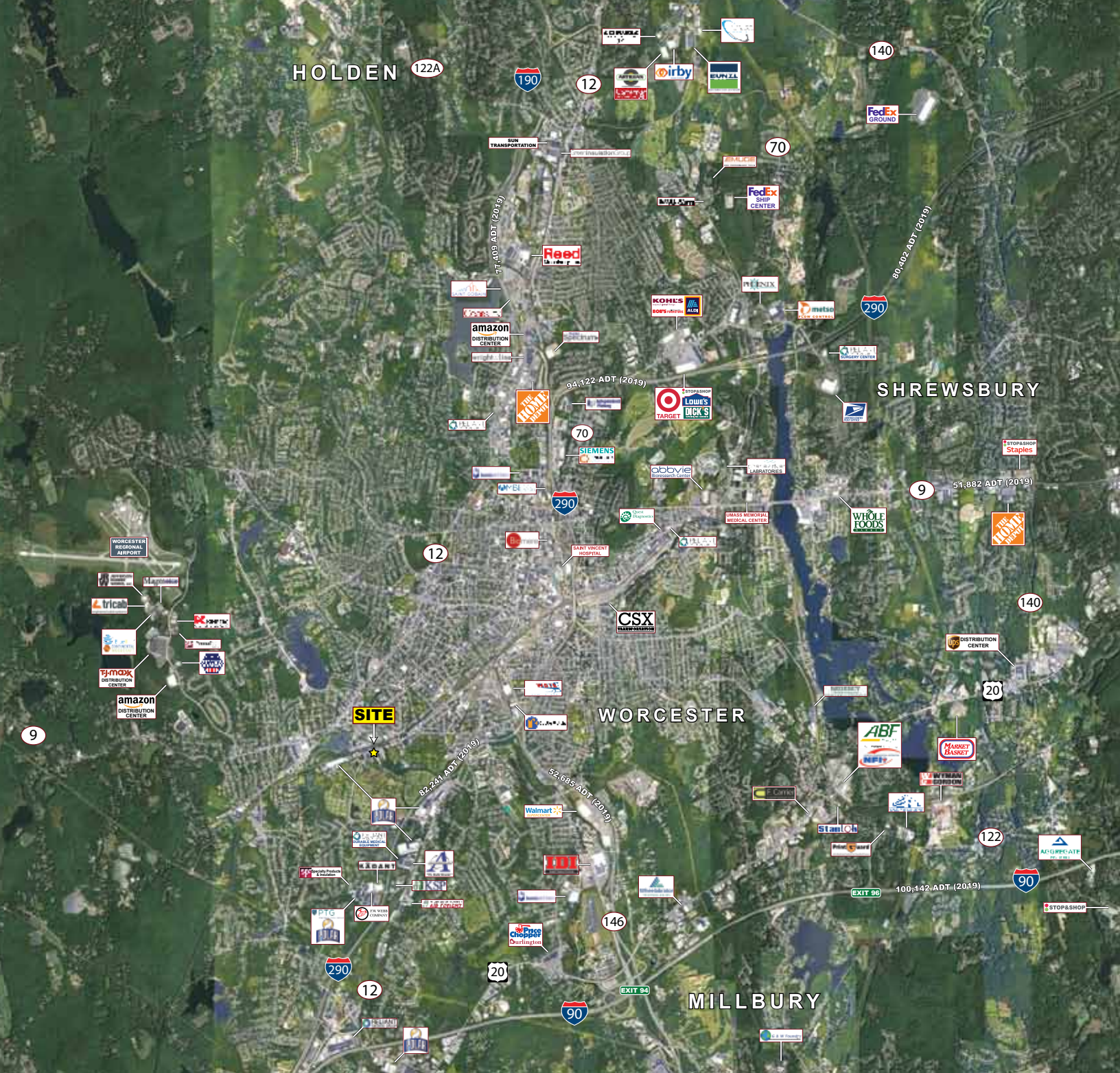
» Fire Protection: Fully Sprinklered

» Parking: 209 Spaces - 1.9/1,000 SF Car Parking

» HVAC: Rooftop Package Units for All Space

* DEMOGRAPHICS (2023)

Radius	Population	Med. HH Inc.
1 mile	22,160	\$54,866
3 mile	140,425	\$67,594
5 mile	228,706	\$75,497
7 mile	296,047	\$83,506



108,688 SF Campus - 60 Fremont Street, Worcester, Massachusetts



FOR MORE INFORMATION CONTACT:

Joe Morrison

781.264.6225

jmorrison@easternretail.com

Tommy Landry

781.849.9015

tlandry@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 305 + Braintree, MA 02184

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