

# High Visibility Industrial Property

270 Southwest Cutoff | Worcester, MA

**NAI** Glickman Kovago & Jacobs



12,680 +/- SF industrial building on 3.5 level and fenced acres **for lease**

NAI Glickman Kovago & Jacobs is pleased to present this industrial property located on Route 20 in Worcester. This versatile building offers a great location with excellent highway access to the Mass Pike/ Route 146 interchange less than 2 miles away. Additional features include multiple loading docks and drive-in access and excellent outside storage capabilities.

## Proximity

Mass Pike (1-90).....	2.5 miles
I-290.....	4.5 miles
Route 146.....	1.5 miles
Boston, MA.....	39 miles
Providence, RI.....	35 miles
Hartford, CT.....	57 miles
Springfield, MA.....	44 miles

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.



**NAI** Glickman Kovago & Jacobs

1 Mercantile Street Suite 510 | Worcester MA 01608

**Jim Glickman**

508.769.5007  
jglickman@glickmankovago.com

**Nolan Ryan**

774.364.4642  
nryan@glickmankovago.com

BROKERAGE SERVICES

CONSTRUCTION MANAGEMENT

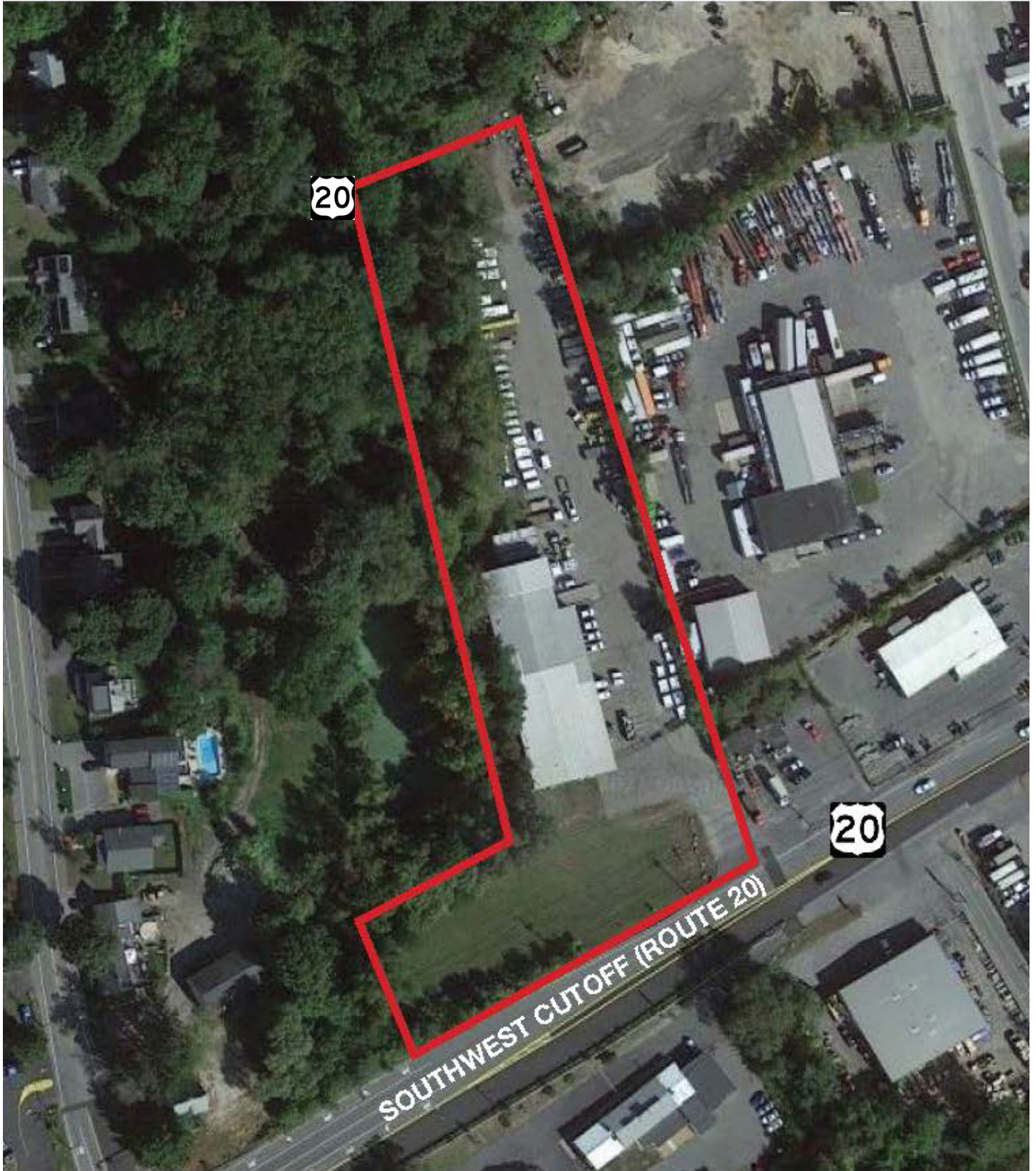
PROPERTY MANAGEMENT



## Building Specifications

BUILDING AREA	12,680 +/- SF
AVAILABLE SF	
Warehouse	8,680 +/- SF
Office	4,000 +/- SF
LAND AREA	3.5 acres (flat and fenced)
CEILING HEIGHT	15' - 23'
LOADING DOCKS	4
COLUMN SPACING	Clear span
DRIVE-IN DOORS	1

BLDG STRUCTURE	Steel
ROOF	Metal panel roof
LIGHTING	LED
ELECTRIC	400 amps, 480 volts, 3 phase, 4 wire
HEAT	Natural gas. Suspended modine style units
HVAC	Full heat and a/c in office
SPRINKLERS	Wet system



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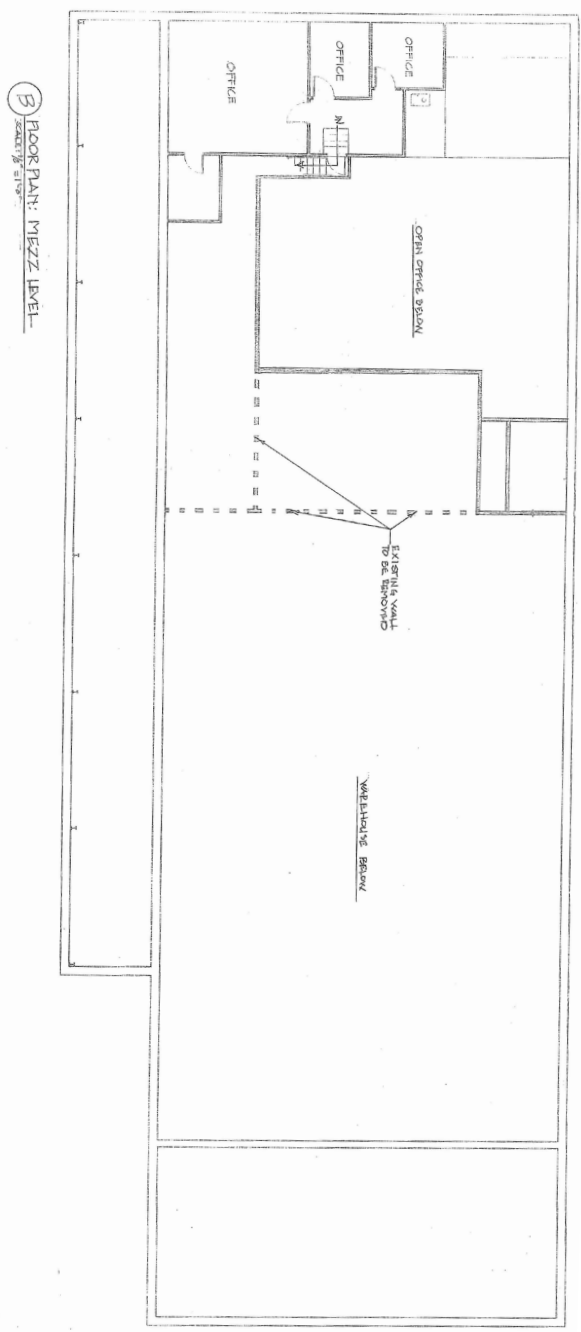
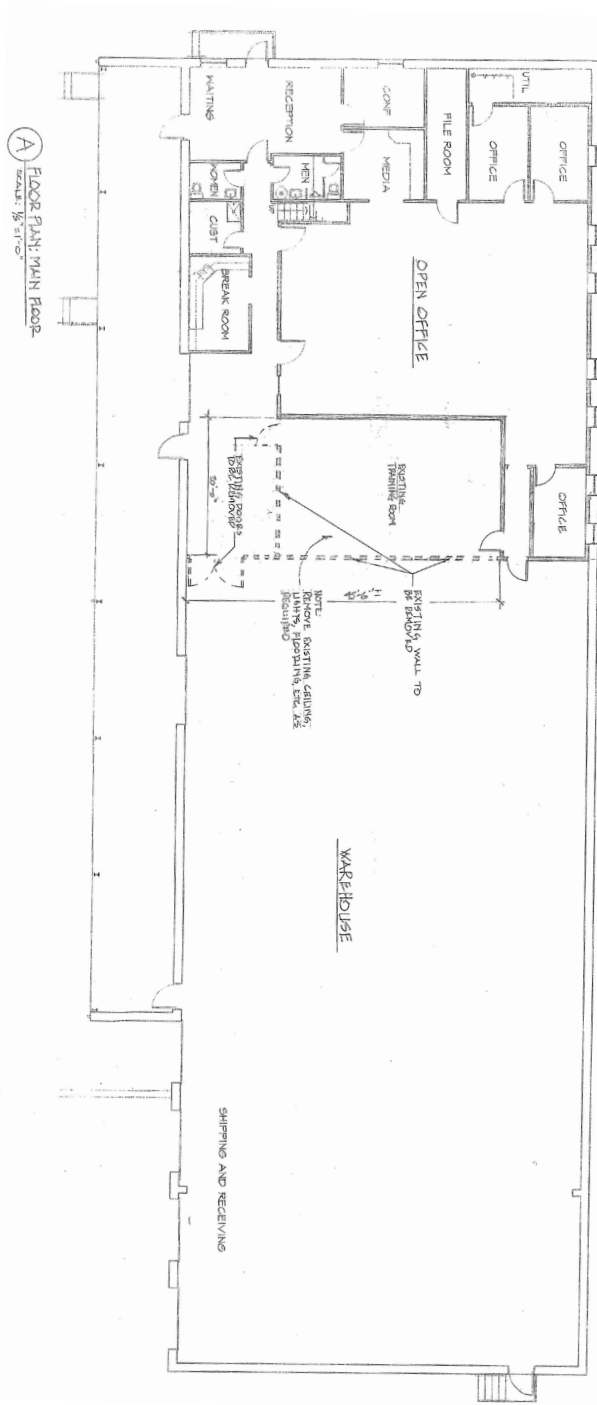
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# Floor Plan



## Property Photos



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