

Modern Industrial Space

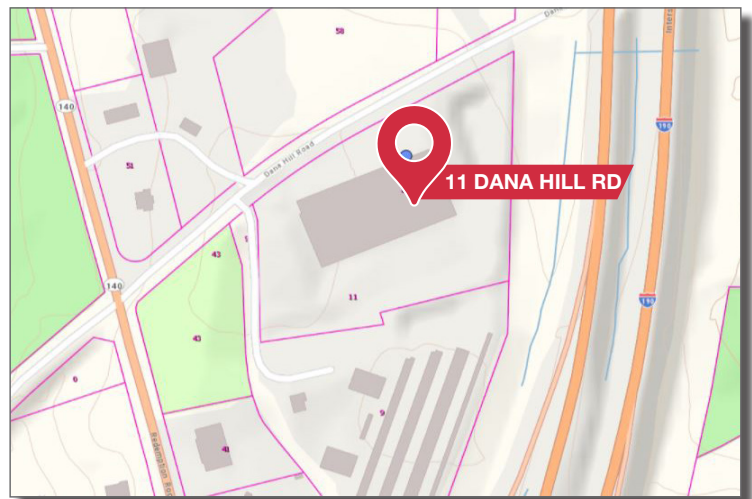
11 Dana Hill Road | Sterling, MA

NAI Glickman Kovago & Jacobs



35,030 SF of manufacturing/warehouse space **for lease**

NAI Glickman Kovago & Jacobs is pleased to present 11 Dana Hill Road in Sterling, MA. The property is a modern warehouse/manufacturing facility built in 2001. The property is located less than 1/2 mile from I-190, approximately 8 miles from I-290 and 9 miles to Route 2. The building has a first class image with excellent parking, exceptionally clean and well laid out space.



NAI Glickman Kovago & Jacobs

📍 1 Mercantile Street Suite 510 | Worcester MA 01608

✉️ **Nolan Ryan**

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BROKERAGE SERVICES

CONSTRUCTION MANAGEMENT

PROPERTY MANAGEMENT

Manufacturing/Warehouse Space



Building Specifications

TOTAL AVAIL. SF	± 35,030 SF	UTILITIES	
TOTAL BLDG. AREA	±50,400 SF	Water	Public
CLEAR HEIGHT	18'	Sewer	Septic
LOADING	Tailboard height: 3 (10' x 8') more can be added Drive in Door: 1 (14' x 12')	Electric	Town of Sterling
POWER	800 amps, 240 volts, 3 phase	Gas	Propane
SPRINKLERS	Wet system	HVAC	Warehouse: Ceiling mounted Modine style Office: Central HVAC
PARKING	30+ spaces	LIGHTING	Fluorescent
COLUMN SPACING	42' x 34'	ROOF	Ballasted membrane
		CONSTRUCTION TYPE	Split face concrete block exterior, steel frame
		YEAR BUILT	2001
		RE TAXES	\$0.73/sf

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PHOTOS



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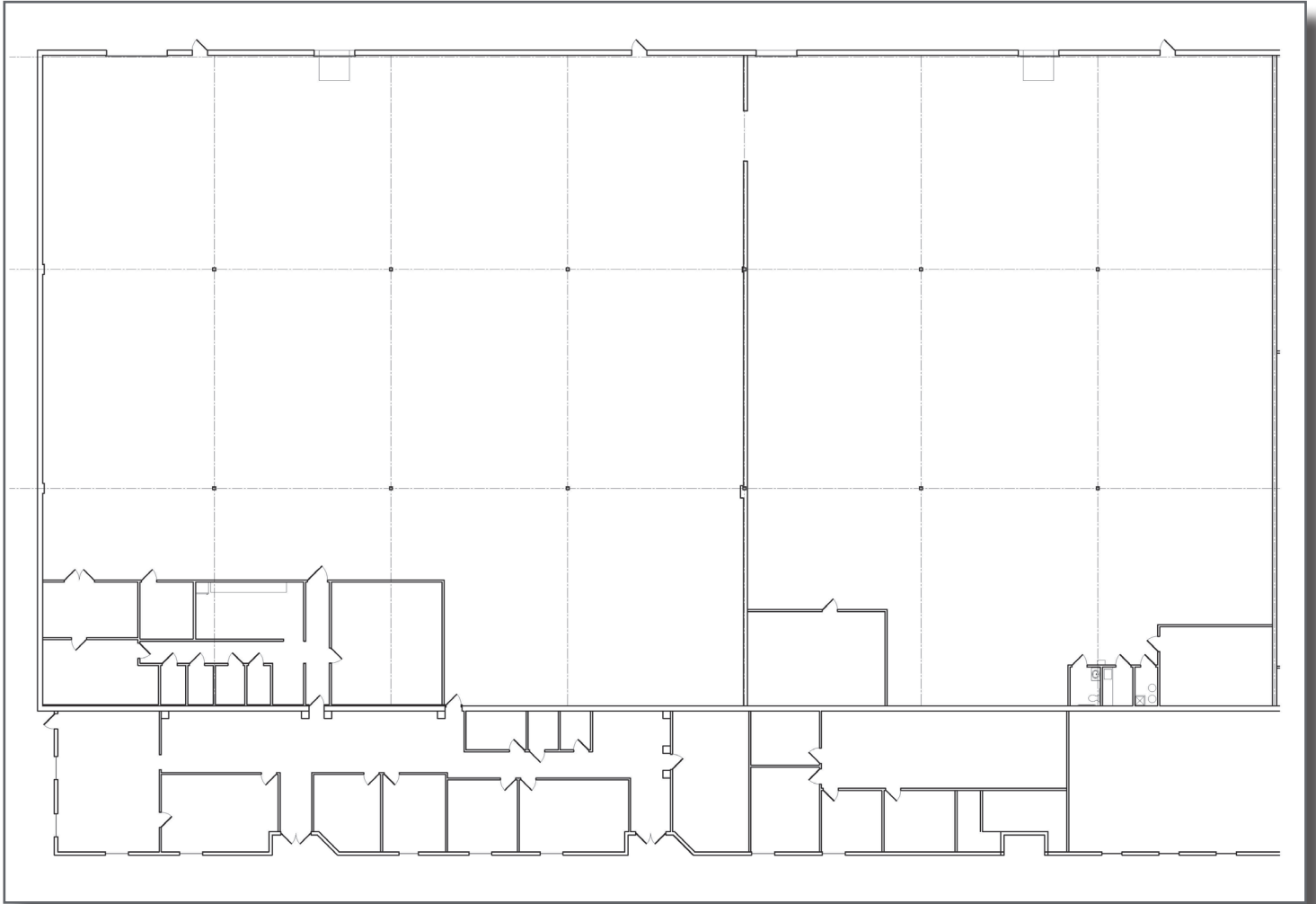
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FLOOR PLAN



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CONSTRUCTION MANAGEMENT



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