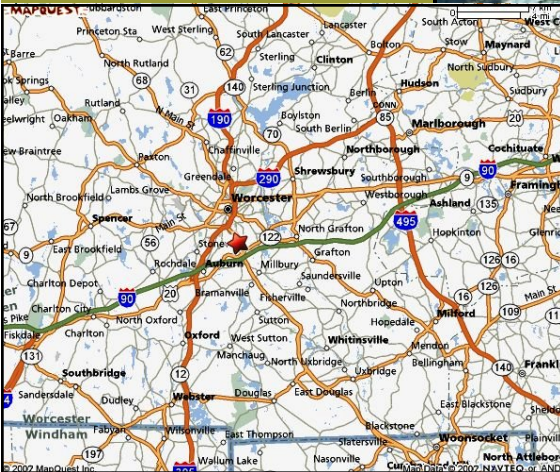


# Liberty Central Industrial Park 150 Blackstone River Rd - Worcester, MA

*356,979 SF  
Industrial  
Distribution  
Space For Lease*



*Kelleher & Sadowsky is pleased to present 150 Blackstone River Road in Worcester, MA. This 610,000 square foot free-standing industrial building is the former US Steel Distribution Center for New England. The facility is ideal for distribution—located along Route 146 in Worcester, the building is just 1 mile to the Mass Pike (I-90) and Route 20. Additionally, the facility has immediate highway access to I-290, I-395 and I-495.*

**KELLEHER &  
SADOWSKY ASSOCIATES**

446 Main Street  
Suite 2200  
Worcester, Massachusetts 01608

Phone: 508-635-6786

Fax: 508-755-0808

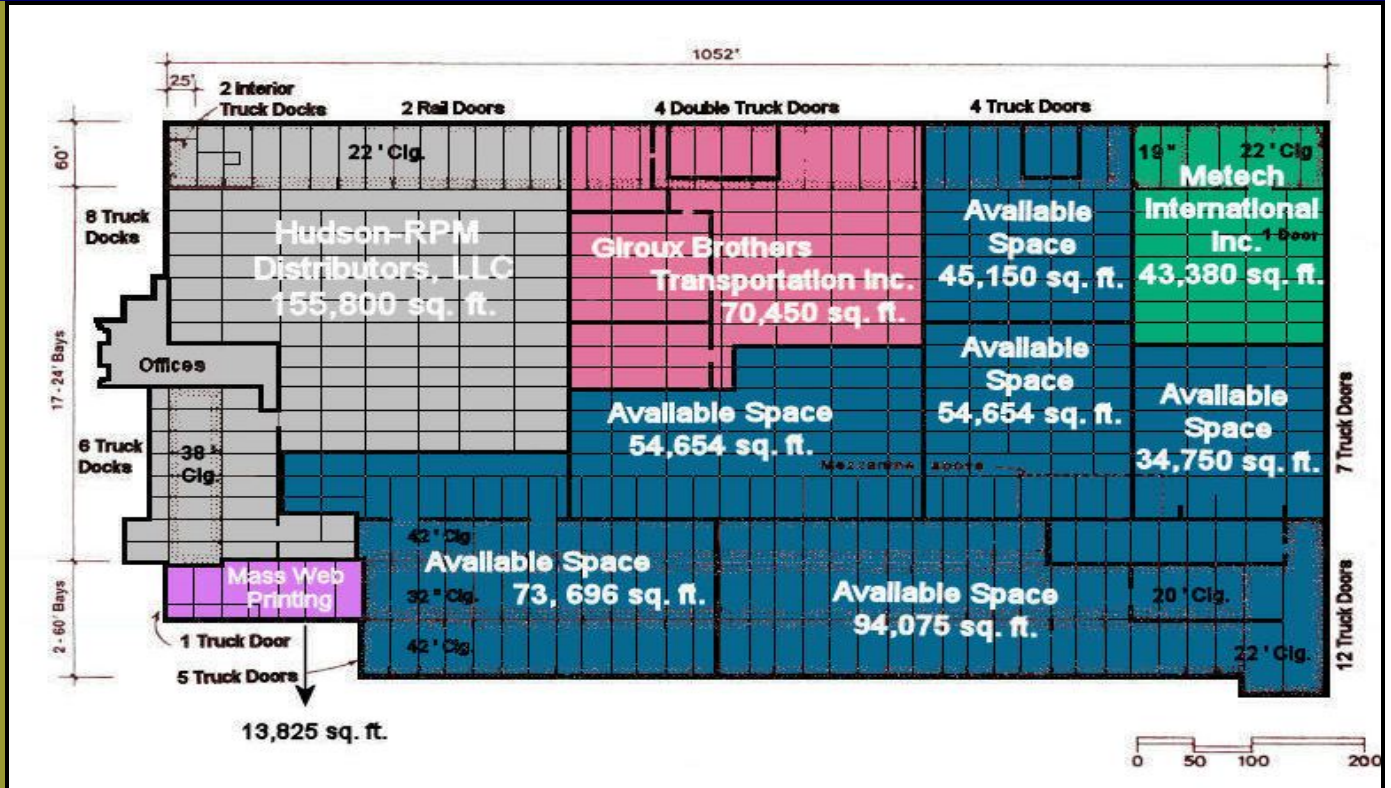
[www.kelleher-sadowsky.com](http://www.kelleher-sadowsky.com)

*Worcester, MA is an ideal distribution location because of its central location in New England. Travel times are less than 1 hour to service all New England's major cities including Boston, Springfield, Providence, Hartford, Nashua and Manchester. The facility offers rail loading (Providence & Worcester), on-site security, 17' - 42' clear ceiling height, loading docks on all sides, public utilities, wet sprinkler system and very economical operating expenses and RE Taxes.*



**Kelleher &  
Sadowsky**  
ASSOCIATES, INC.

# Liberty Central Industrial Park 150 Blackstone River Rd - Worcester, MA



## BUILDING SPECIFICATIONS:

Building Size:	610,000 SF (Sub-dividable)
Available Space:	Up to 356,979 SF
Lot Size:	32 Acres
Utilities:	City Water, Sewer, National Grid Elec.
Clear Height:	17' - 42' Clear
Sprinklers:	100% Wet throughout
Electric Power:	1200 Amp, 227/480 volt, 3 phase
Zoning:	General Manufacturing
Heating:	2.5 million BTU oil-fired heaters
Docks:	48 existing tailboard loading docks, additional docks can be added.
Rail Loading:	Providence & Worcester

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