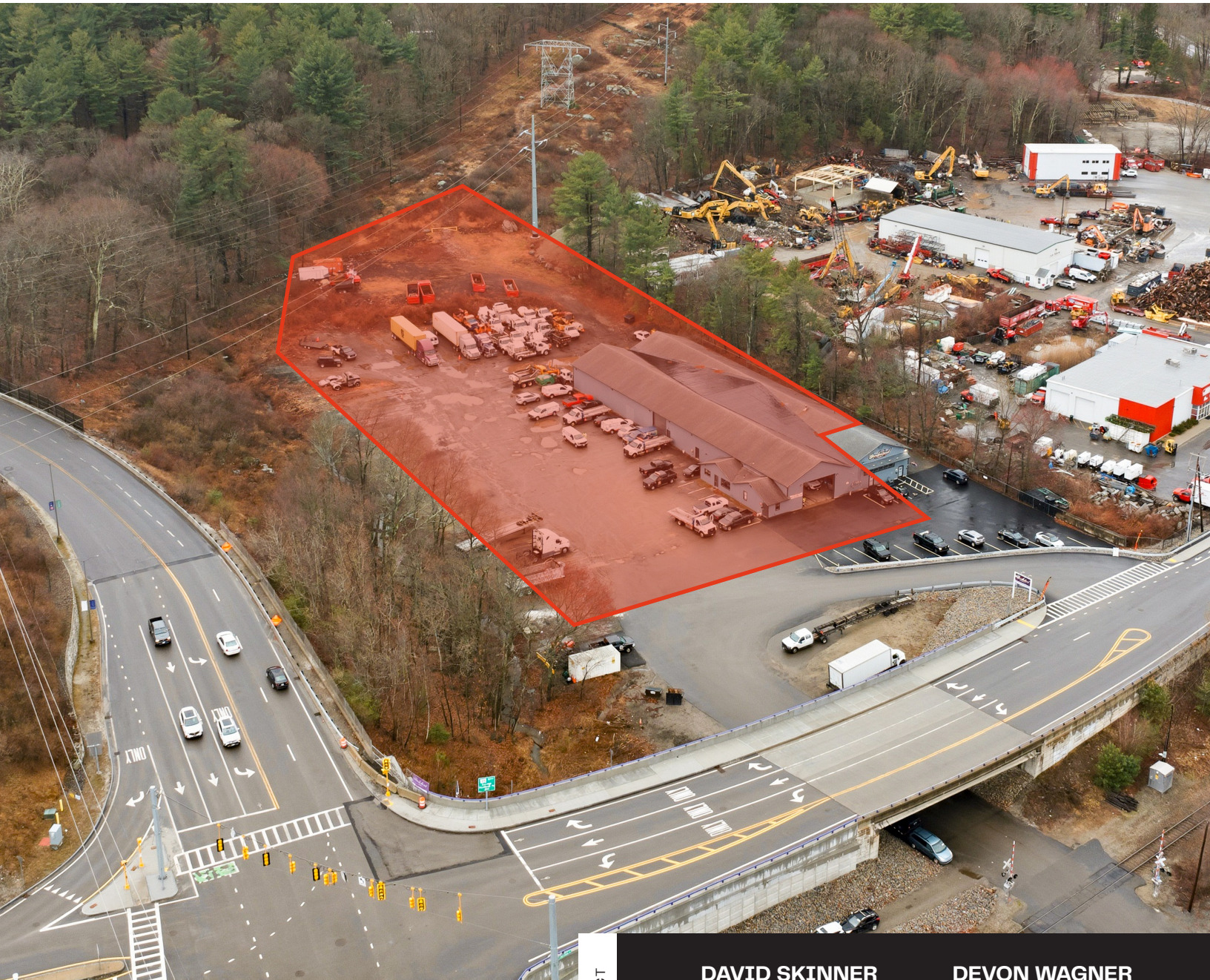


Industrial Building For Lease

11 MCCRACKEN ROAD **~ 14,000 SF**
MILLBURY, MA 01527 UP TO 3.5 ACRES



CONTACT

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PROPERTY DETAILS

Property Information

Zoning	Industrial 1
Lot Size	Up to 3.5 Acres
Water	Municipal
Sewer	Septic
Parking	~ 30 Spaces
Taxes FY2026	~ \$8,709
Insurance FY2026	~ \$10,000

Note: Tenant will pay pro rata share of Taxes, Insurance, and other Triple Net expenses

Building Information

Year Built	1970
Building Size	Warehouse: ~ 12,700 SF Office: 800 SF Breakroom/Training: 500 SF
Clear Height	17'
Overhead Doors	3 - 20'Wx14'H 3 - 12'Wx14'H
Electricity	800A total, 600A available
Heat	Oil



ADDITIONAL PHOTOS



NEIGHBORHOOD MAP



Drive times shown on this map are estimates based on Google Maps data and are provided for informational purposes only. Actual travel times may vary due to traffic, road conditions, weather, construction, and other unforeseen factors. Please use these estimates as a general guide and plan accordingly.



Industrial and Outdoor Storage (IOS) properties that do their job so you can do yours.

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