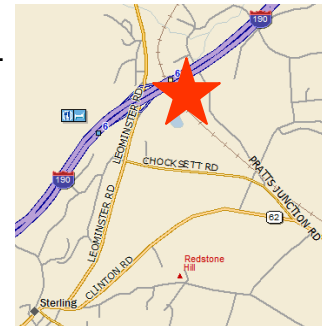


# FOR SALE or LEASE



- LOCATION:** 98 Pratts Jct. Rd., Sterling, MA  
**VISIBLE TO I-190 NORTHBOUND.**  
Just off Routes 2, I-190, 12, 62 and 117.  
Only 15 minutes to I-495.
- BUILDING AREA:** 11,000 SF (Very energy efficient structure built into site grade)
- BUILDING CONSTRUCTION:** Exterior building walls masonry block, steel truss roof frame w/metal deck & roof (1993 & 2005).
- HVAC:** Oil fired heat 4 zones (above ground tanks in separate structure).
- UTILITIES:** Municipal water, septic, 3 Phase elec. (extensive distribution).
- CLEAR HEIGHT:** 14' - 6" To bottom of trusses in mfg. area.
- AMENITIES:** Compressed air lines, fire/sprnk. (dry system).
- PARKING:** Large paved lot.
- LAND AREA:** 1.8 Acres.
- ZONING:** Industrial
- ASSESSED VALUE:** \$504,200
- TAX RATE:** \$13.25

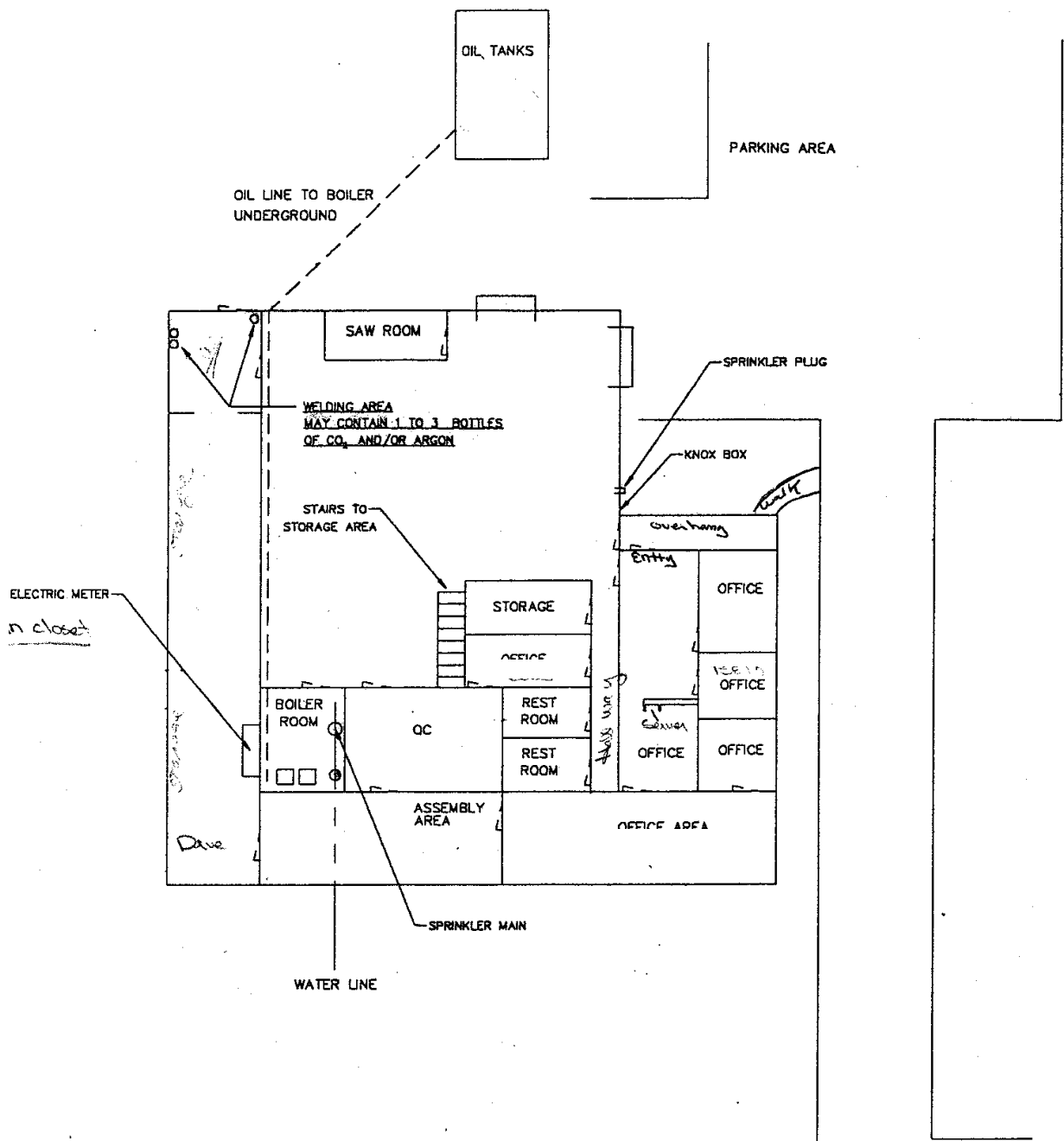


For further information contact agent: Tuomo J. Peltokangas.

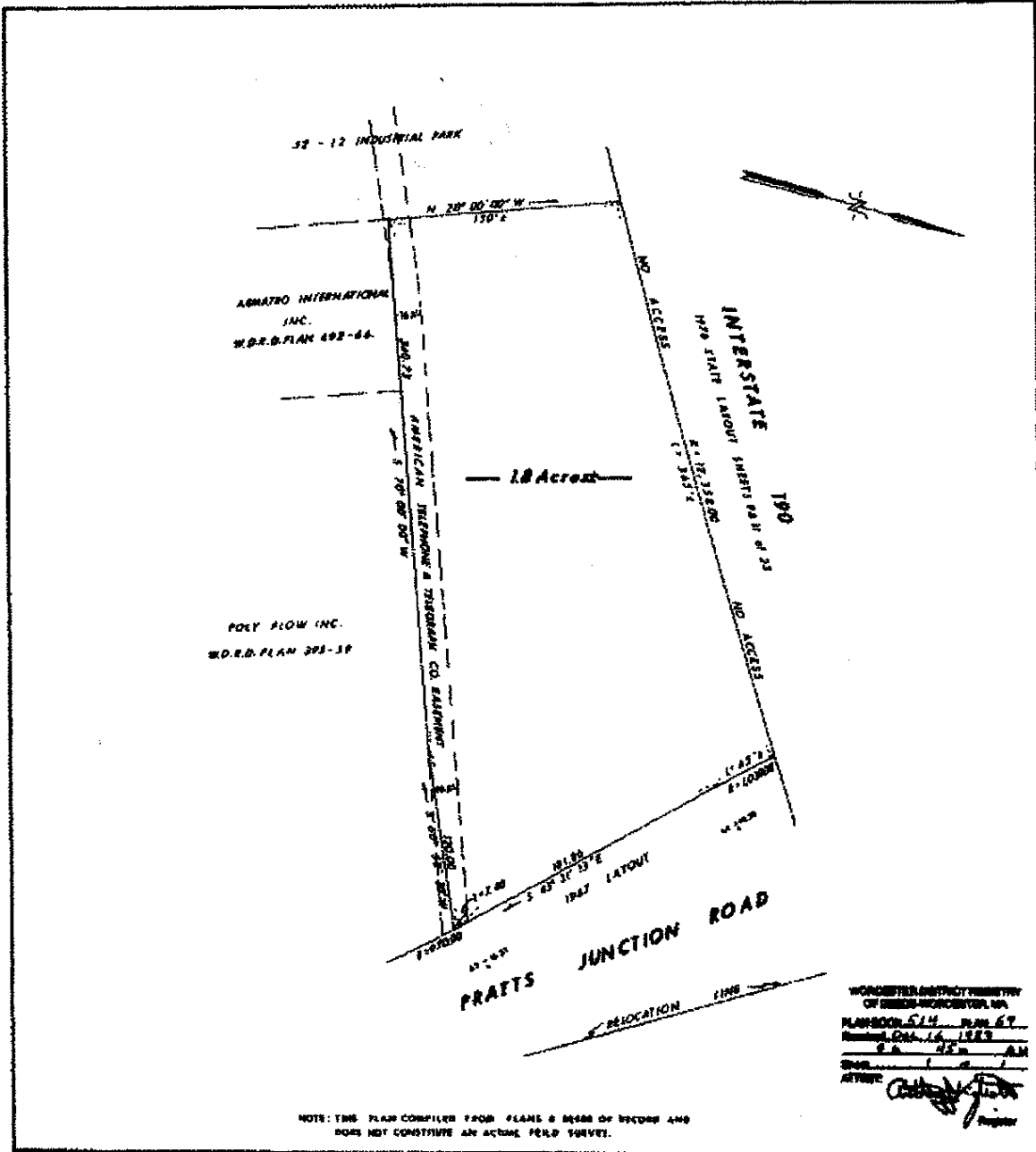
## COMMONWEALTH PROPERTY ASSOCIATES, INC.

Tel: (978) 466-6222 Fax: (978) 248-9403 Email: [tuomo@cpa-realestate.com](mailto:tuomo@cpa-realestate.com)  
MA & NH Commercial / Industrial Real Estate Brokerage Services

FIRE PLAN FOR #98 PRATTS JUNCTION ROAD



PRATT'S JUNCTION ROAD

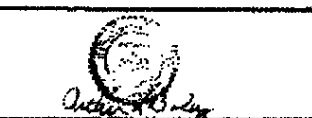


WORCESTER DISTRICT REGISTER  
 OF DEEDS - WORCESTER, MA  
 PLANBOOK 514 PLAN 67  
 RECORDED ON 16 1983  
 2 2 02 PM  
 ATTORNEY: *[Signature]*

NOTE: THIS PLAN COMPILER FROM PLANS & DEEDS OF RECORD AND DOES NOT CONSTITUTE AN ACTING FIELD SURVEY.

RESERVED FOR BENEFIT OF DEED  
 USE ONLY

APPROVAL UNDER THE SUBDIVISION  
 CONTROL LAW NOT REQUIRED BY THE  
 TOWN OF STERLING PLANNING BOARD.  
 Nov. 21, 1983 *[Signature]*



**LAND IN STERLING, MASSACHUSETTS**

TO BE CONVERTED TO

**MARDELL R. ERICSON**

SCALE 1" = 60' OCTOBER 31, 1983

BOWLEY BROTHERS INC. REGISTERED LAND SURVEYORS 17  
 P.O. BOX 3213 WORCESTER, MASSACHUSETTS 01613  
 (THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES  
 AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MA.)