

Lease Availability Report

151 Harrison St
Athol, MA 01331 - Outlying Worcester Submarket



BUILDING	
Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1972
RBA:	110,000 SF
Floors:	1
Typical Floor:	105,000 SF
Ceiling Ht:	13'
AVAILABILITY	
Min Divisible:	150 SF
Max Contig:	110,000 SF
Total Available:	110,000 SF
Asking Rent:	\$16.50/FS
EXPENSES	
Taxes:	\$0.06 (2022)

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E LL	Baseme	Industrial	Direct	50,000	50,000	110,000	Withheld	30 Days	Negotiable
P 1st		Office	Direct	200 - 5,000	60,000	110,000	\$16.50/FS	30 Days	Negotiable
P 1st		Industrial	Direct	700 - 50,000	60,000	110,000	Withheld	30 Days	Negotiable
P 1st	Space 1	Office	Direct	150 - 5,000	60,000	110,000	Withheld	30 Days	1 - 3 Yrs

SALE	
Last Sale:	Sold on Sep 12, 2002 for \$720,000 (\$6.55/SF)

LOADING	
Docks:	3 int/7 ext
Cranes:	None
Drive Ins:	1 tot./30'w x 12'h

POWER & UTILITIES	
Power:	800a/600v 3p Heavy
Utilities:	Gas - Propane, Heating - Oil (Fired), Lighting - Fluorescent, Sewer - City, Water - City

FEATURES	
Air Conditioning, Bio-Tech/ Lab Space, Conferencing Facility, Security System	

LAND	
Land Area:	3.62 AC



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151 Harrison St
Athol, MA 01331 - Outlying Worcester Submarket



Zoning: ZII, Athol

PARCEL

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TRANSPORTATION

Parking: 30 Surface Spaces are available; Ratio of 0.29/1,000 SF
Airport: 65 minute drive to Worcester Regional



Lease Availability Report

1586-1604 S Main St - Hannaford Plaza
Athol, MA 01331 - Outlying Worcester Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1969
GLA:	82,310 SF
Floors:	1
Typical Floor:	82,310 SF
Docks:	4 ext

AVAILABILITY

Min Divisible:	8,040 SF
Max Contig:	8,040 SF
Total Available:	8,040 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.69 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	8,040	8,040	8,040	Withheld	Vacant	Negotiable

AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

• Hannaford	50,000 SF	Walgreens	13,000 SF
• Family Dollar	8,500 SF	Advance Auto Parts	8,231 SF
Friendly Town Pizza	1,500 SF	Rob Roy	1,000 SF

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	7,249 on S Main St & Caswell St (2022)
	8,767 on South Main Street (2022)
Frontage:	566' on New Athol Rd (with 1 curb cut)

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TRANSPORTATION

Parking:	450 Surface Spaces are available; Ratio of 6.07/1,000 SF
Airport:	67 minute drive to Worcester Regional
Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

130 Market Dr - North Quabbins Commons
Athol, MA 01331 - Outlying Worcester Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	2019
GLA:	3,400 SF
Floors:	1
Typical Floor:	3,400 SF

AVAILABILITY

Min Divisible:	1,600 SF
Max Contig:	2,200 SF
Total Available:	3,800 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$9.85 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable
P 1st	Retail	Direct	2,200	2,200	2,200	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 10,238 on Templeton Road & Orchard St (2022)
20,318 on Mohawk Trail & Petersham Rd (2020)

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TRANSPORTATION

Parking: 134 Surface Spaces are available; Ratio of 39.41/1,000 SF
Airport: 63 minute drive to Worcester Regional
Walk Score ®: Car-Dependent (41)
Transit Score ®: Minimal Transit (0)

