

Property Summary Report

5-9 Latti Farm Rd - Trinity Terminals

Millbury, MA 01527 - Worcester Metro Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Year Built:	1988
RBA:	178,000 SF
Floors:	1
Typical Floor:	178,000 SF
Ceiling Ht:	24'-28'
Columns:	25'w x 50'd
Construction:	Steel

LAND

Land Area:	37.86 AC
Zoning:	(I-2)

EXPENSES PER SF

Taxes:	\$0.71 (2018)
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PARCEL

MILB-000014-000000-000029, MILB-000014-000000-000031

LOADING

Docks:	16 ext	Drive Ins:	4 tot./16'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	3,000a 3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City

LEASING

Available Spaces:	30,000 - 178,000 SF Available in 1 Space
Availability:	100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	30,000 - 178,000	178,000	178,000	Withheld	Vacant	Negotiable

PROPERTY CONTACTS

True Owner:	Boston Globe Properties	Recorded Owner:	Boston Globe Properties
Prior True Owner:	The New York Times		



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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 2-4 Star	4.5%	↓ -1.9%
Market Overall	6.6%	↓ -0.2%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	681,352	↓ 5.9%
Months On Market	10.7	↓ 2.2 mo

Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$7.01	↑ 5.4%
Market Overall	\$7.02	↑ 5.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$118.6	↑ 252.6%
12 Mo. Price Per SF	\$78	↑ 15.8%



Lease Availability Report

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Floors:	1
Typical Floor:	178,000 SF
Ceiling Ht:	24'-28'
Columns:	25'w x 50'd

AVAILABILITY

Min Divisible:	30,000 SF
Max Contig:	178,000 SF
Total Available:	178,000 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$0.71 (2018)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	30,000 - 178,000	178,000	178,000	Withheld	Vacant	Negotiable

LOADING

Docks:	16 ext	Drive Ins:	4 tot./16'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	3,000a 3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City

LAND

Land Area:	37.86 AC
Zoning:	(I-2)

PARCEL

MILB-000014-000000-000029, MILB-000014-000000-000031





**Trinity Terminals
5-9 Latti Farm Rd
Millbury, MA 01527**

Building Size: **178,000 SF Total Rentable Building Size**

Building Status: **Existing Class B Warehouse Building Built in 1988**

Space Available: **178,000 SF**

Max Contig: **178,000 SF**

Smallest Space: **30,000 SF**

Rental Rate: -

Ceiling Height: **24'0"-28'0"**

Column Spacing: **25'w x 50'd**

Sprinkler: **Wet**

Drive-In Bays: **4 - 16'0"h**

Loading Docks: **16 ext**

Power: **3000a 3p**

Building Expense: **2018 Tax @ \$0.71/sf**

Utilities: **Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City**

Features/Parking: -

5-9 Latti Farm Rd - Trinity Terminals



Location: **Trinity Terminals
Worcester Ind Cluster
Worcester Metro Ind Submarket
Worcester County
Millbury, MA 01527**

Building Type: **Class B Warehouse**

Status: **Built 1988**
Tenancy: **-**

Land Area: **37.86 AC**
Stories: **1**
RBA: **178,000 SF**

Management: **-**
Recorded Owner: **Boston Globe Properties**

Total Avail: **178,000 SF**
% Leased: **0%**

Ceiling Height: **24'0"-28'0"**
Column Spacing: **25'w x 50'd**
Drive Ins: **4 - 16'0"h**
Loading Docks: **16 ext**
Power: **3000a 3p**

Crane: **-**
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Steel**
Utilities: **Gas - Natural, Heating - Gas, Lighting, Sewer
- City, Water - City**

Expenses: **2018 Tax @ \$0.71/sf**
Parcel Number: **MILB-000014-000000-000029, MILB-000014-000000-000031**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	178,000 div	178,000	Withheld	Vacant	Negotiable	Relet