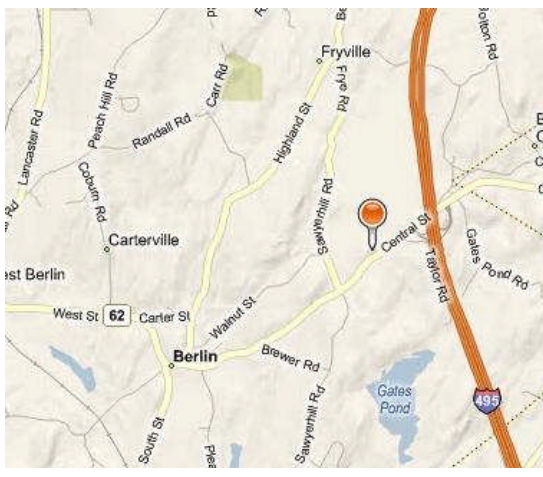


# FOR SALE / LEASE

## 240 CENTRAL STREET, BERLIN, MA



**Located on Route 62  
Just off Route 495**

For more information, please contact:

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[www.ipsre.com](http://www.ipsre.com)

**IPS** Investment  
Property  
Specialists, Inc.

Commercial-Industrial Real Estate

**Available:** Up to 15,000 +/-  
**Total area:** 25,500  
**Price:** Negotiable

#### FEATURES:

- Ample Parking
- High Traffic Count
- Built in 1989
- 2 acres
- Just west of the new Lowe's

#### Ideal Location For:

Landscaper  
Garden Center  
Child Care  
Doggy Day Care  
Seasonal Store  
As well as many others

**Listing Date: 12-14-09**

*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. I.P.S., Inc. represents the Lessor. IPS does not co-broke with Principals nor recognize representation after the first showing.*