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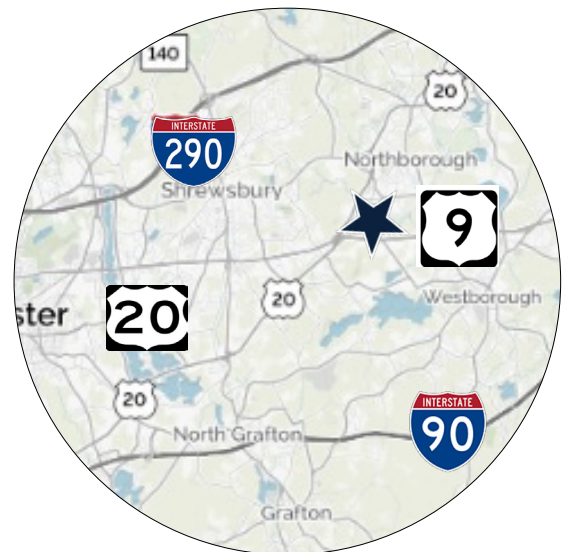
# 420 BOSTON TURNPIKE ROAD SHREWSBURY, MA



## 214,000 SF 21' CLEAR WAREHOUSE ON 15.66 ACRES ON ROUTE 9

Salient details include:

- Frontage on Route 9 (East Bound Lane)
- Proximity to Route 290, 20, and 90
- 3.5 Paved Acres
- 10,500 daily traffic count
- Convenient U-turn accessibility
- Short or Long Term Lease Available
- 21' Clear Height
- Subdividable



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL





## PROPERTY SPECIFICATIONS

<b>BUILDING ONE</b>	214,629 +/- SF
<b>BUILDING TWO</b>	13,899 SF
<b>TOTAL SIZE</b>	228,528 SF
<b>CEILING HEIGHT</b>	12' - 21' clear height
<b>COLUMN SPACING</b>	30' x 30'
<b>TRAFFIC COUNT</b>	10,500 MPSI estimate
<b>LAND</b>	15.66 Acres
<b>ZONING</b>	LIM IND - Limited Industrial
<b>DOCKS</b>	16 Tailboard and 1 Drive In
<b>ELECTRIC</b>	700-2,500a/277-480v 3p 3w Heavy
<b>UTILITIES</b>	Sewer - city, Water - well, Heat - oil fired
<b>PARKING</b>	2/1,000 sf surface spaces



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**AERIAL**

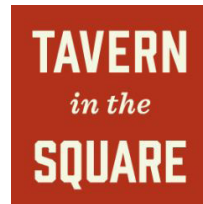


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**CORPORATE NEIGHBORS**



**LOCAL AMENITIES**



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## MARKET OVERVIEW



### SHREWSBURY OVERVIEW

Shrewsbury was incorporated as a town in 1727. The name originates from Shrewsbury, England. Shrewsbury is a suburb of Worcester, the second largest city in New England, and is about 45 minutes from Boston along Route 9 positioning it near I-495 and I-90. Shrewsbury is considered one of the best places to live and offers an exemplary school system.

Shrewsbury is largely an agricultural and resort industry driven economy. The town is also a provider of food and recreational activities for Worcester and surrounding towns. You can find a host of recreational activities in nearby Lake Quinsigamond. Shrewsbury continues to be a big part of the exciting industry of technology and biotechnology and is within minutes of major universities. With its close proximity to Worcester, Shrewsbury offers a multitude of resources and recreational activities.



### SHREWSBURY ECONOMY

- Shrewsbury has an unemployment rate of 2.9%. The US average is 3.9%.
- Shrewsbury has seen the job market increase by 4.2% over the last year. Future job growth over the next ten years is predicted to be 39.2%, which is higher than the US average of 33.5%.



### SHREWSBURY DEMOGRAPHICS



**POPULATION: 37,387**



**MEDIAN INCOME: \$41,521**



**MEDIAN AGE: 40**



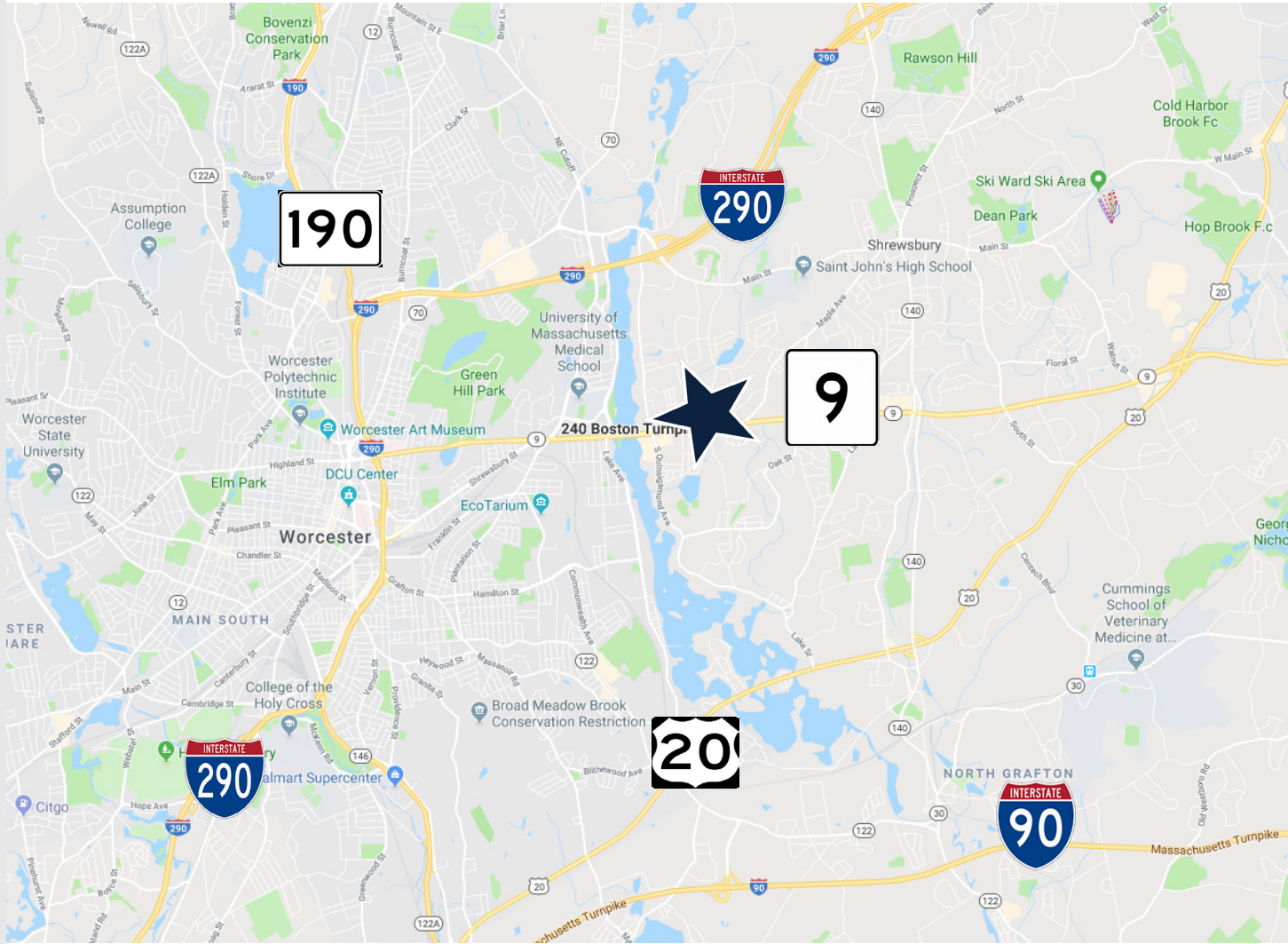
**MEDIAN HOME VALUE: \$414,700**



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## **Distance to:**

- **Worcester** **4 miles**
- **Marlborough** **14 miles**
- **Leominster** **26 miles**
- **Boston** **40 miles**

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