

550 HARTFORD TURNPIKE

SHREWSBURY, MA



5.4 ACRES

INDUSTRIAL LAND FOR SALE



- LESS THAN 3 MILES FROM ROUTE 9 AND I-90
- LESS THAN 6 MILES FROM I-495 AND I-290
- IDEAL FOR A CONTRACTORS' YARD

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5.4 ACRES OF INDUSTRIAL LAND FOR SALE.

ZONING ALLOWS FOR: RESEARCH LABORATORIES, PROFESSIONAL OFFICES, EXTENDED STAY HOTELS, SELF-STORAGE, R&D, MANUFACTURING, WAREHOUSE, DISTRIBUTION, TRUCKING TERMINALS, CONTRACTORS' YARD AND MORE...

PROPERTY HIGHLIGHTS

- LESS THAN 3 MILES FROM ROUTE 9 AND I-90
- LESS THAN 6 MILES FROM I-495 AND I-290
- 5.4 ACRES OF INDUSTRIAL LAND
- SIGNIFICANT FRONTAGE ON ROUTE 20
- IDEAL FOR A CONTRACTORS' YARD
- INDUSTRIAL ZONING WITH AMPLE USES

OFFERING SUMMARY

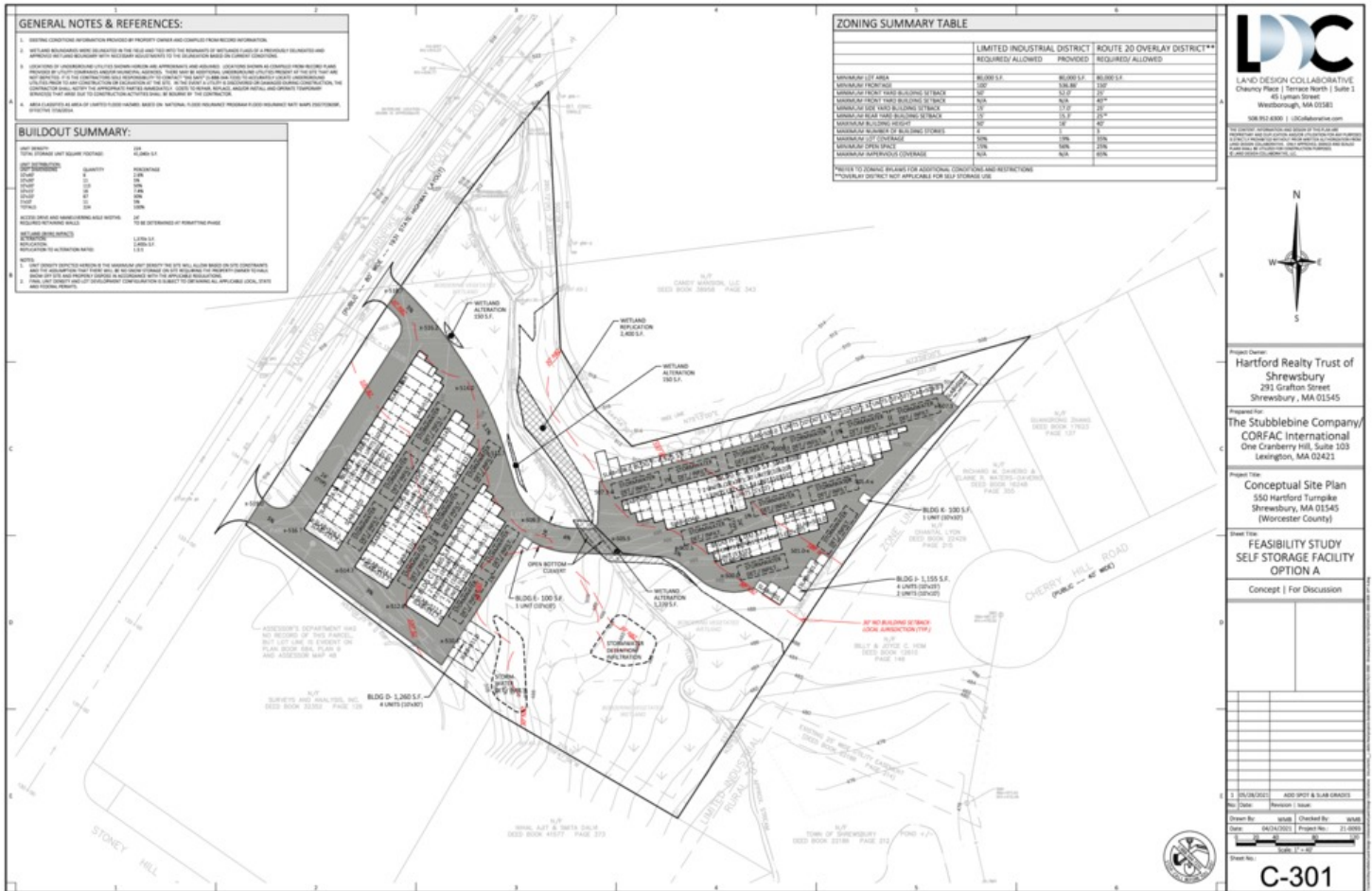
SALE PRICE:	\$795,000
LOT SIZE:	5.4 Acres

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	16,934	45,132
TOTAL POPULATION	45,272	115,228
AVERAGE HH INCOME	\$97,621	\$84,882

TRAFFIC

ANNUAL AVERAGE DAILY TRAFFIC (2020)	1,520 (2-Way)
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CONCEPTUAL SELF STORAGE PLAN



LDC
LAND DESIGN COLLABORATIVE
Cheery Place | Terrace North | Suite 1
40 Lyman Street
Worcester, MA 01581
508.912.6800 | ldc@landdesign.com

Project Owner:
Hartford Realty Trust of Shrewsbury
291 Grafton Street
Shrewsbury, MA 01545

Prepared For:
The Stubblebine Company/ CORFAC International
One Cranberry Hill, Suite 103
Lexington, MA 02421

Project Title:
Conceptual Site Plan
550 Hartford Turnpike
Shrewsbury, MA 01545
(Worcester County)

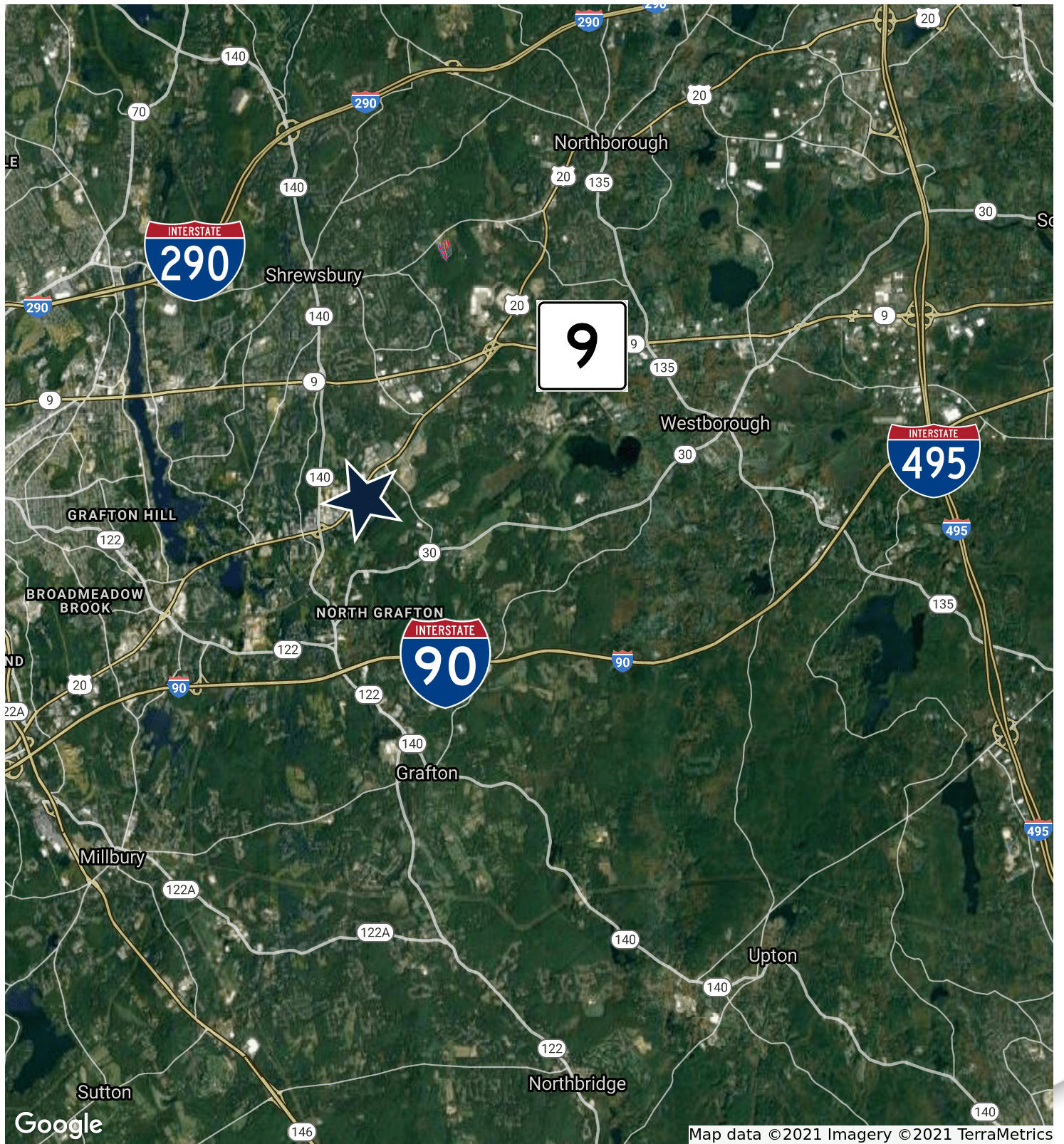
Issue Title:
**FEASIBILITY STUDY
SELF STORAGE FACILITY
OPTION A**

Concept | For Discussion

Scale: 1" = 40' (SEE PLAN)

Sheet No: **C-301**

LOCATION MAP



550 HARTFORD TURNPIKE

SHREWSBURY, MA



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