



244 WORCESTER ST

GRAFTON, MA

BUILD-TO-SUIT | 26.2 ACRE LAND SITE

- Fully Permitted: 331,000 SF High-Bay Warehouse/Distribution Building
- Located 1/2 Mile from the MA Pike



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

26.2 Acre Fully Permitted Land Site for Build-to-Suit:
331,700 SF Warehouse/Distribution Building

PROPERTY HIGHLIGHTS

- Located 1/2 Mile from the MA Pike
- I-91 54 Miles: 51 Minutes
- I-84 20 Miles: 19 Minutes
- I-495 14 Miles: 12 Minutes

DEMOGRAPHICS	5 MILES	10 MILES
Total Households	67,043	155,636
Total Population	159,901	385,286
Average HH Income	\$82,372	\$97,577
DEMOGRAPHICS	25 MILES	50 MILES
Total Households	553,159	3,031,104
Total Population	1,386,902	7,443,048
Average HH Income	\$116,202	\$106,467

OFFERING SUMMARY

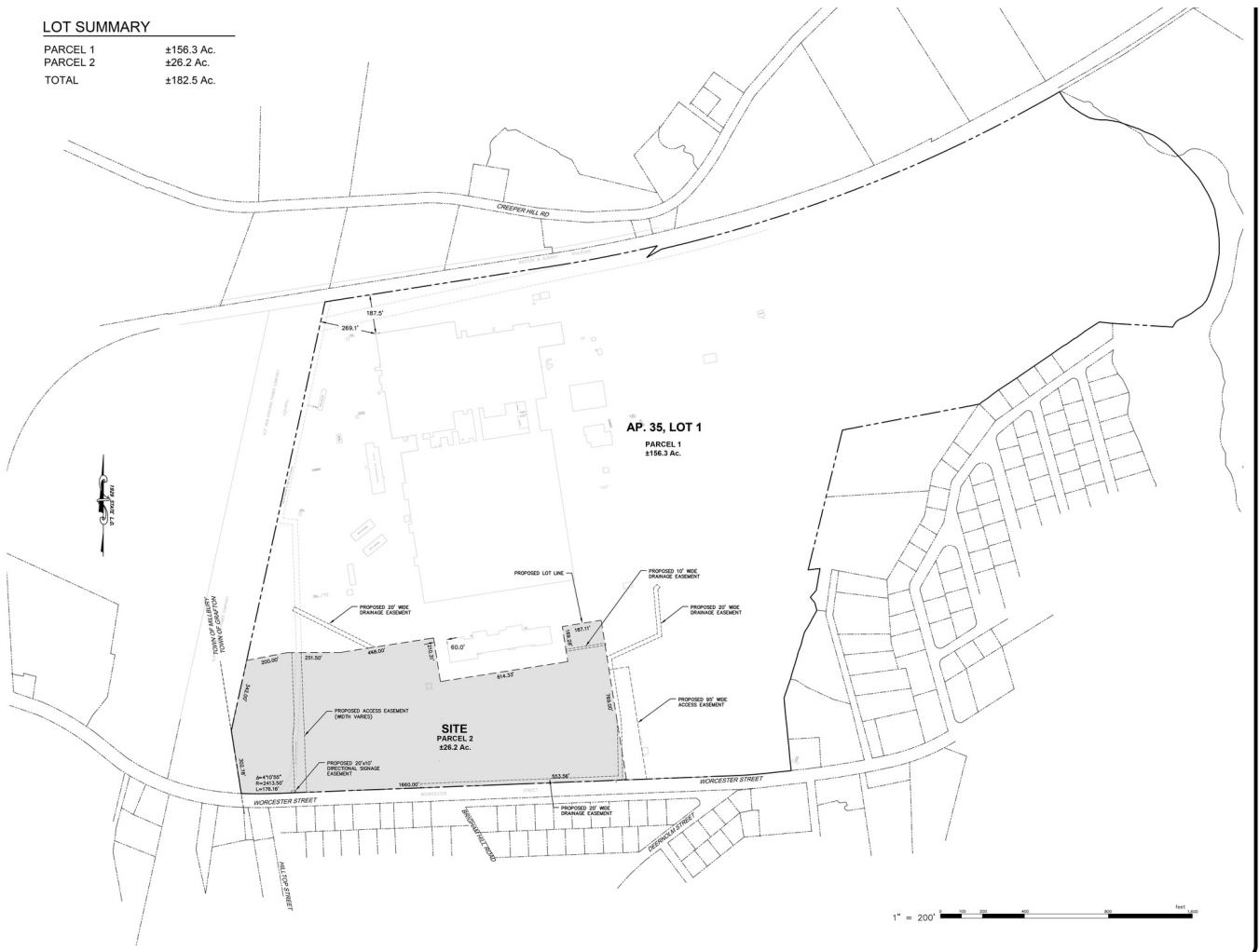
Lot Size:	26.2 Acres
Permitted Size:	Up to 331,700 SF (subdividable)
Building Dimensions:	1,070' x 310'
Clear Height:	Build-to-Suit
Loading:	65 Docks 1 Drive-in Door
Employee Parking:	300+
Lighting:	LED
Zoning:	Office/Light Industrial
I-90 ADT:	100,142
Exit 96 ADT:	17,107
Route 122 ADT:	15,950
Lease Rate:	MARKET

AERIAL/SITE PLAN



LOT SUMMARY

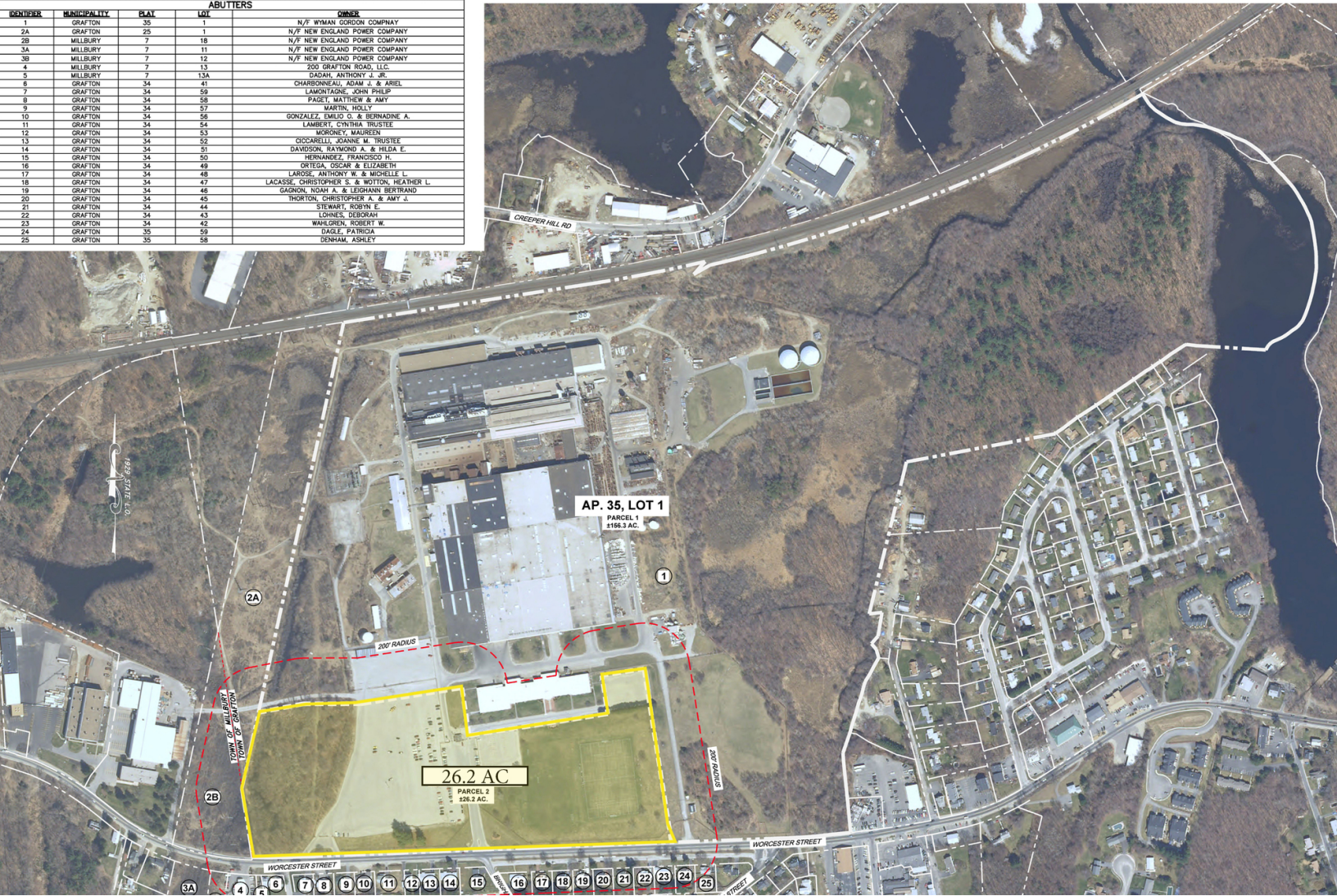
PARCEL 1	±156.3 Ac.
PARCEL 2	±26.2 Ac.
TOTAL	±182.5 Ac.



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SITE CONTEXT PLAN

LOT/BLK	MUNICIPALITY	BLK	ABUTTERS		OWNER
			LOT	DIR	
1	GRAFTON	35	1		N/F WYMAN GORDON COMPANY
2A	GRAFTON	25	1		N/F NEW ENGLAND POWER COMPANY
2B	MILLBURY	7	18		N/F NEW ENGLAND POWER COMPANY
3A	MILLBURY	7	11		N/F NEW ENGLAND POWER COMPANY
3B	MILLBURY	7	12		N/F NEW ENGLAND POWER COMPANY
4	MILLBURY	7	13		200 GRAFTON ROAD, LLC.
5	MILLBURY	7	13A		DUCAL, ANTHONY J. JR.
6	GRAFTON	34	41		CHARBONNEAU, ADAM J. & ARIEL
7	GRAFTON	34	59		LAMONTAGNE, JOHN PHILIP
8	GRAFTON	34	58		PADET, MATTHEW & AMY
9	GRAFTON	34	57		MARTIN, HOLLY
10	GRAFTON	34	56		GONZALEZ, EMILIO C. & BERNADENE A.
11	GRAFTON	34	54		LAMBERT, CYNTHIA TRUSTEE
12	GRAFTON	34	53		MORONEY, MAUREEN
13	GRAFTON	34	52		COCARELLI, JOANNE M. TRUSTEE
14	GRAFTON	34	51		DAVIDSON, RAYMOND A. & HILDA E.
15	GRAFTON	34	50		HERRANDEZ, FRANCISCO H.
16	GRAFTON	34	49		ORTEGA, OSCAR & ELIZABETH
17	GRAFTON	34	48		LAROSE, ANTHONY W. & MICHELLE L.
18	GRAFTON	34	47		LACASSE, CHRISTOPHER S. & WOTTON, HEATHER L.
19	GRAFTON	34	46		GAGNON, NOAH A. & LEIGHANN BERTRAND
20	GRAFTON	34	45		THORNTON, CHRISTOPHER A. & AMY J.
21	GRAFTON	34	44		STEWART, ROBIN E.
22	GRAFTON	34	43		LOHNER, DEBORAH
23	GRAFTON	34	42		WANGREY, ROBERT W.
24	GRAFTON	35	59		DAGLE, PATRICIA
25	GRAFTON	35	58		DENHAM, ASHLEY



ADDITIONAL RENDERINGS



LOCATION MAP



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total population	43,309	159,901	385,286
Total households	18,156	67,043	155,636
Average HH income	\$100,980	\$82,372	\$97,577

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