

910 BOSTON TURNPIKE SHREWSBURY, MA

36,900 SF CLASS A FLEX & RETAIL
BUILDING FOR SALE

OFFERING MEMORANDUM

15' CLEAR HEIGHT
16,900 SF LEASED
20,000 SF AVAILABLE



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

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THE
STUBBLEBINE
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C O R F A C I N T E R N A T I O N A L



910 BOSTON TURNPIKE

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9

50,000
CARS/DAY



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910 BOSTON TURNPIKE





THE OFFERING

As the exclusive agent, The Stubblebine Company/ CORFAC International is pleased to offer for sale 910 Boston Turnpike, Shrewsbury, MA, a 36,900 SF Class A, single-story Flex/Industrial building. 16,900 SF is leased to three (3) tenants and 20,000 SF of contiguous high quality space which can be occupied by an owner occupant.

Strategically located on Route 9 (East bound lane) the subject property is ideally situated close to Route 495, Route 290, Route 20, and the Mass Pike.





INVESTMENT HIGHLIGHTS

Stable cash-flow with significant upside potential

- 16,900 SF leased: 3 tenants
- 20,000 SF available

Superior Location

- Located right on Route 9 (East-Bound Lane)
- 5 Miles to I-290
- 6.8 Miles to I-90
- 7.5 Miles to Worcester
- 8 Miles to I-495

Parking

- Tremendous parking in front of and behind building

Excellent Demographics

- Population of 453,999 within a 10-mile radius
- \$154,699 average household income within a 3-mile radius

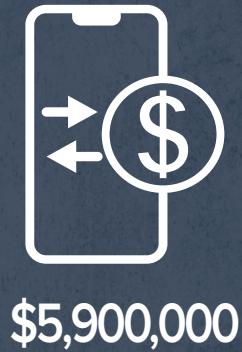
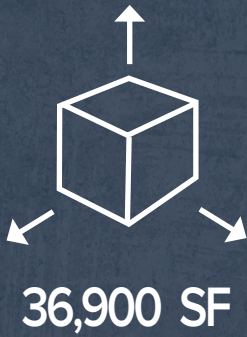
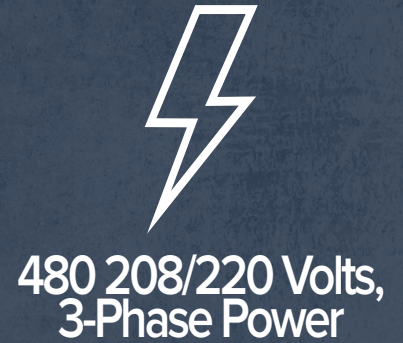
Large Traffic Count

- Almost 50,000 Cars Per Day
- Anchored by Wegman's and Price Chopper (6 Minutes /1.8 - 2.5 Miles)

New Roof

- New portion of roof is almost completed and comes with a 20-year warranty
- Rest of the roof is in great shape with a 5-year warranty

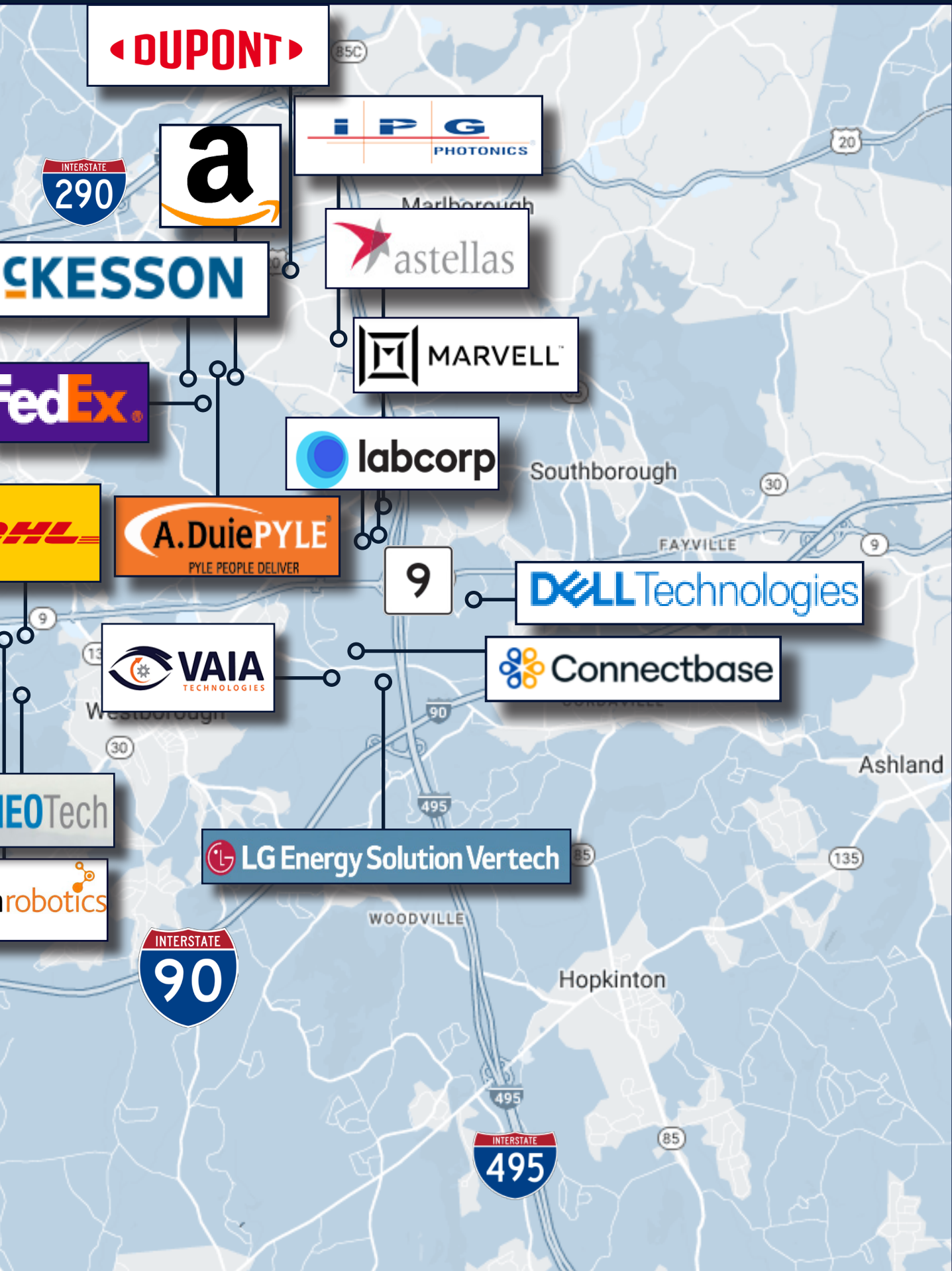
PROPERTY SPECIFICATIONS











ABOUT SHREWSBURY

The Town of Shrewsbury of Worcester County is located in Central Massachusetts adjacent to Worcester, the second largest city in New England. Shrewsbury is known to have a great school system, making it a popular choice for families seeking a nurturing environment for education. The community spirit thrives through a variety of events and festivals held throughout the year, fostering a strong sense of belonging among its diverse population.

Strategically located near major highways, Shrewsbury offers easy access to Worcester's cultural amenities and Boston's vibrant city life, making it an ideal home for those who appreciate both suburban tranquility and urban opportunities.

Shrewsbury has historically been known for industries like textiles and shoe manufacturing, Shrewsbury has evolved into a hub for diverse industrial sectors. The town's industrial landscape is characterized by a mix of advanced manufacturing facilities, technology-driven enterprises, and biotech companies. These industries benefit from Shrewsbury's strategic location near major transportation routes, including Interstate 290 and Route 9, facilitating easy access to regional and national markets.

The town's commitment to economic development is evident through initiatives aimed at attracting and supporting businesses. Shrewsbury's business-friendly environment, coupled with its skilled workforce and proximity to research institutions like Worcester Polytechnic Institute and the University of Massachusetts Medical School, fosters innovation and growth.

SHREWSBURY INDUSTRIAL MARKET REPORT

OVERVIEW

12 MONTH NET ABSORPTION IN SF	1.7M
VACANCY RATE	8.5%
MARKET ASKING RENT GROWTH	2.1%

UNDER CONSTRUCTION PROPERTIES

PROPERTIES	12
SQUARE FEET	1,041,639
PERCENT OF INVENTORY	1.0%
PRELEASED	42.9%

SALES PAST 12 MONTHS

SALE COMPARABLES	96
AVERAGE PRICE/SF	\$99
AVERAGE VACANCY AT SALE	13.7%

2024 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	41,246	111,697	453,999
Average HH Income	\$155,962	\$137,436	\$114,754
Median Home Value	\$526,644	\$471,201	\$415,894

TENANT OVERVIEW

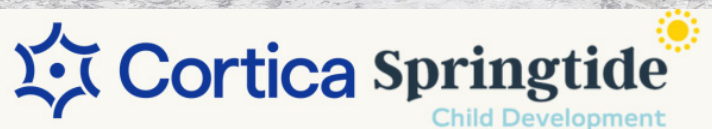
UP UP AND PLAY DAY CARE

OWNER OPERATED DAYCARE CENTER WITH CERTIFIED TEACHERS WITH SEVERAL LEVELS OF LEARNING FROM INFANT TO KINDERGARTEN. THERE IS EXTREMELY LOW TURNOVER OF TEACHING STAFF. THEY HAVE THREE LOCATIONS, TWO IN SHREWSBURY, AND ONE IN MILLBURY.



SPRINGTIDE CHILD DEVELOPMENT

PROVIDES COMPREHENSIVE CARE PROGRAMS FOR CHILDREN AND ADOLESCENTS WITH AUTISM AND OTHER BRAIN CONDITIONS INCLUDING MEDICAL CARE, BEHAVIORAL ANALYSIS, DEVELOPMENTAL THERPIES, AND COUNSELING. THIER FACILITY SPANS 12 TREATMENT ROOMS, AN INDOOR GYM, WAITING AREA, AND PARKING. SPRINGTIDE HAS 25 LOCATIONS OPERATING ACROSS THE UNITED STATES.



BAY STATE PHYSICAL THERAPY OF RANDOLPH, INC.

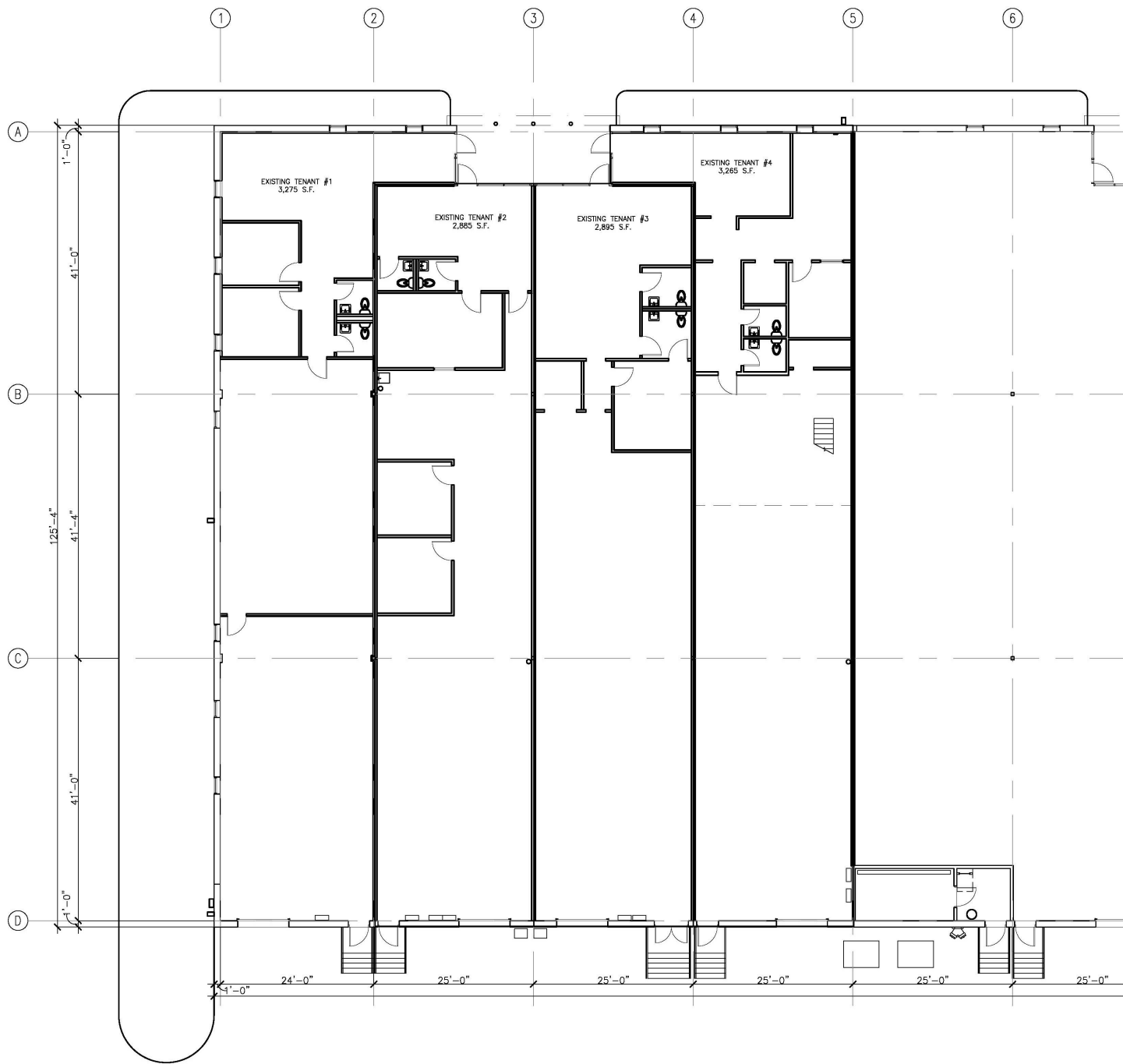
IS PART OF THE LARGEST NETWORK OF PHYSICAL THERAPIST-OWNED AND OPERATED ORTHOPEDIC CLINICS PROVIDING BEST-IN-CLASS PHYSICAL THERAPY SERVICES FOR OVER 30 YEARS. THEY DELIVER PATIENT-FOCUSED MUSCULOSKELETAL CARE WITH OVER A DOZEN SPECIALTIES TO CLIENTS AT MORE THAN 120 LOCATIONS IN THE NORTHEAST.



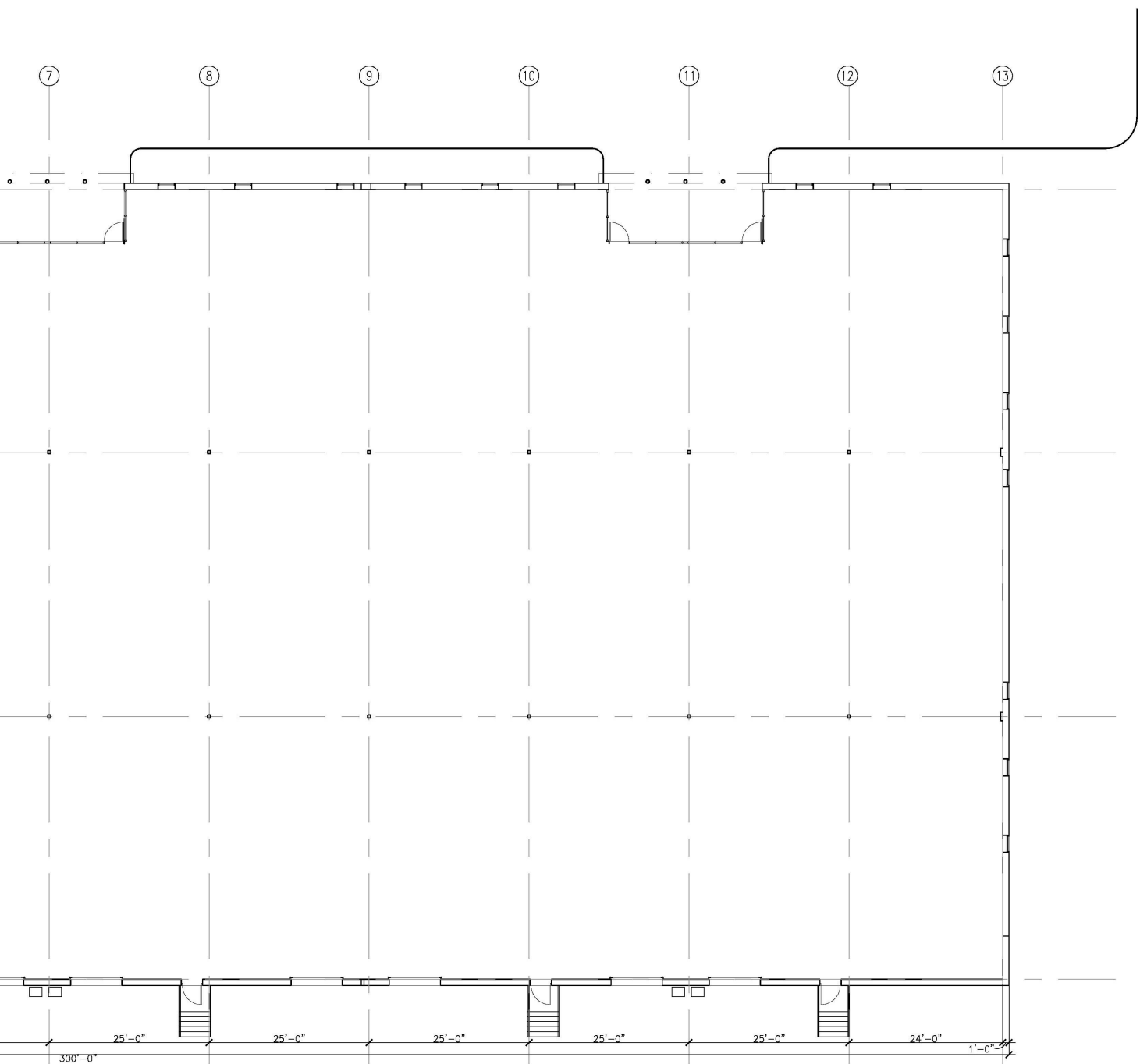
LEASE DETAILS***UP UP AND PLAY DAY CARE****UNIT SF****6,158 SF****RENEWAL OPTIONS****TWO (5) YEAR EXTENSIONS
WITH 12 MONTHS NOTICE****SPRINGTIDE CHILD DEVELOPMENT****UNIT SF****6,165 SF****RENEWAL OPTIONS****TWO (5) YEAR EXTENSIONS
WITH 9 MONTHS NOTICE****BAY STATE PHYSICAL THERAPY OF RANDOLPH, INC.****UNIT SF****3,970****RENEWAL OPTIONS****TWO (5) YEAR EXTENSIONS**

*Rent Roll Available Upon Request

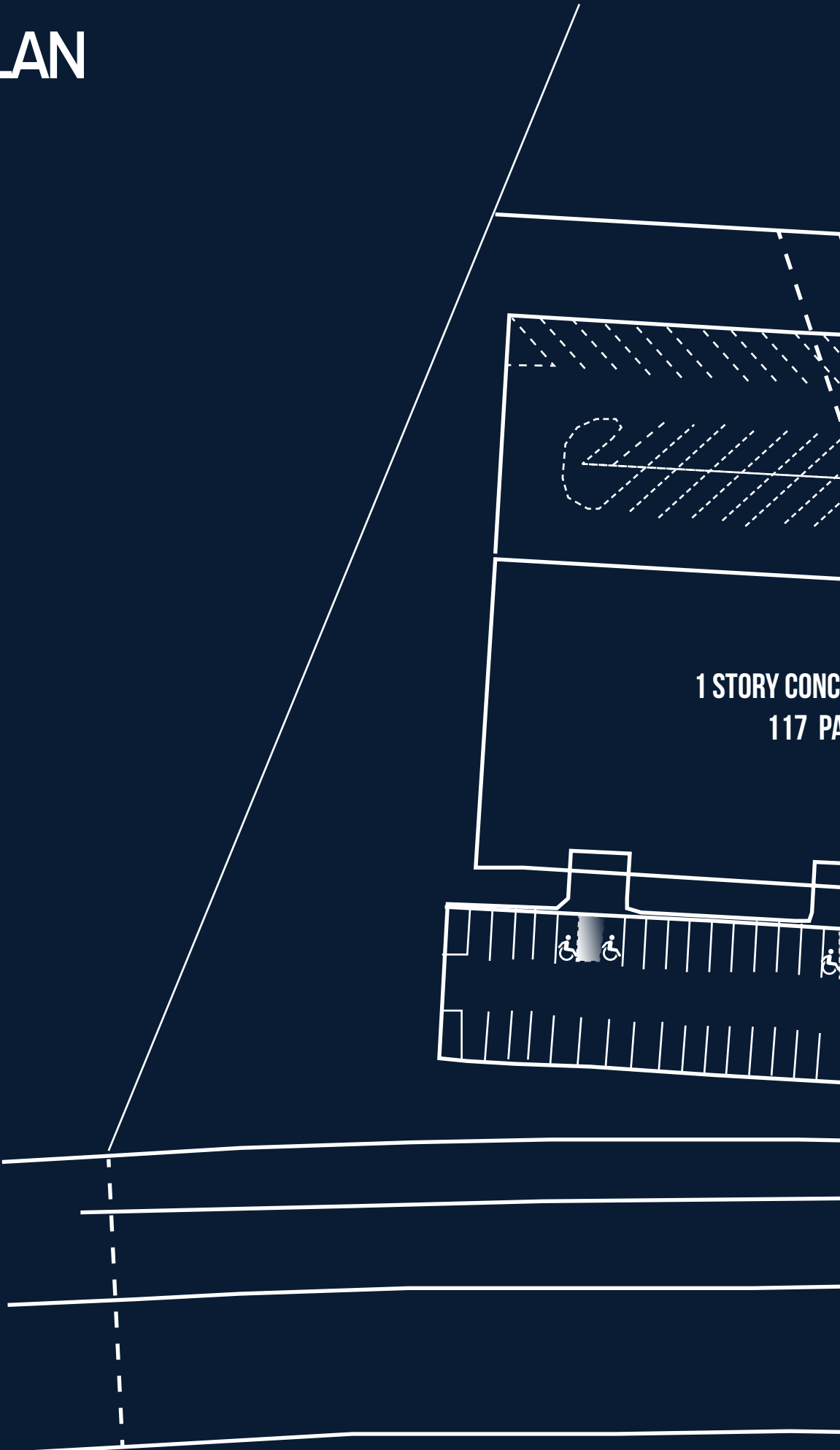
FLOOR PLAN



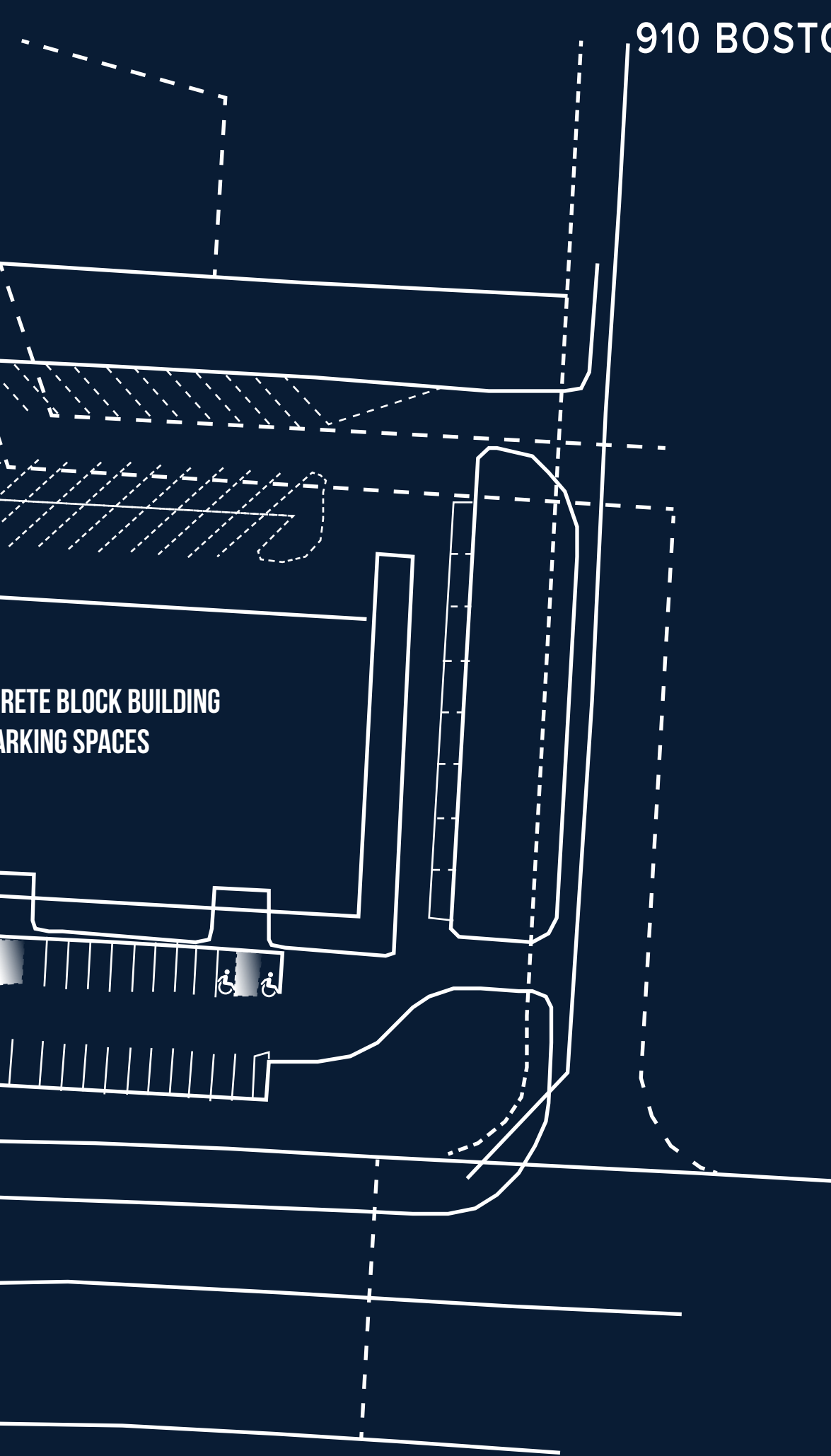
FLOOR PLAN
SCALE: 3/32" = 1'-0"



PARKING PLAN



1 STORY CONC
117 PA



CONCRETE BLOCK BUILDING
PARKING SPACES

CONFIDENTIALITY

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION. A party entering into escrow for a transaction is urged to verify all information and to conduct its own investigation through third-party independent professionals selected by such party. All financial information, including applicable documents and reports and consulting appropriate independent professionals, shall be provided with no warranties and/or representations regarding the veracity, completeness, or accuracy. The Stubblebine Company/CORFAC International does not serve as a financial advisor to any party and does not make any representation regarding financial performance, including that used for financial modeling. All information, including market rents and/or projected rents that may be provided to a party do not constitute a warranty or representation at any level. Parties must evaluate any applicable contractual and governmental requirements, including zoning, in order to determine rents from or for the property. Legal questions should be discussed by the party with a certified public accountant or tax attorney, and engineering questions should be discussed by the party with appropriate engineers, architects, contractors, etc. All services are marketed by The Stubblebine Company/CORFAC International.

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g purposes, may differ from actual data or performance. Any estimates of
ot necessarily mean that rents can be established at or increased to that
limitations as well as market conditions, vacancy factors and other issues
ould be discussed by the party with an attorney. Tax questions should be
y. Title questions should be discussed by the party with a title officer or
the property complies with applicable governmental requirements should
actors, other consultants and governmental agencies. All properties and
l in compliance with all applicable fair housing and equal opportunity laws.

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FOR

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Monte

Earl

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THE
STU
COM

CORFAC INTL

"Local Expertise, Unparalleled"

KE SHREWSBURY, MA

SALE

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