



249 HARTFORD TURNPIKE

SHREWSBURY, MA

FOR LEASE OR BUILD TO SUIT | **5.77 ACRE IOS SITE**

- Significant Frontage on Route 20
- 2.2 Miles to Route 9
- 3 Miles to Mass Pike
- 5.77 Flat Useable Acres

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease or Build to Suit: 5.7 Acres of Industrial Outdoor Storage located on Route 20, Shrewsbury

PROPERTY HIGHLIGHTS

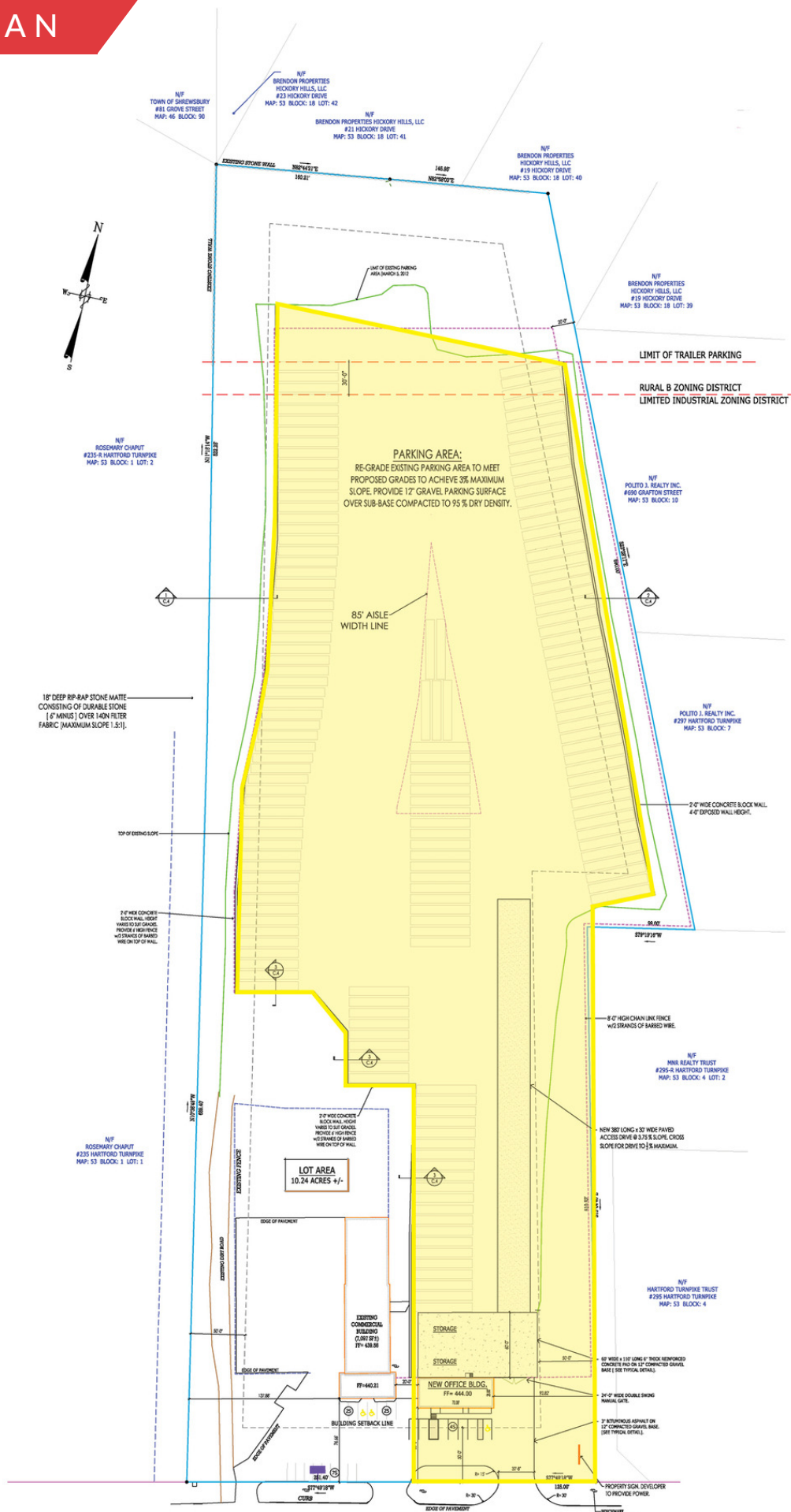
- Frontage on Route 20
- 2.2 Miles to Route 9
- 3 Miles to Route 90
- 5 Miles to the Route 9 and I-290 Interchange

PROPERTY SPECIFICATIONS

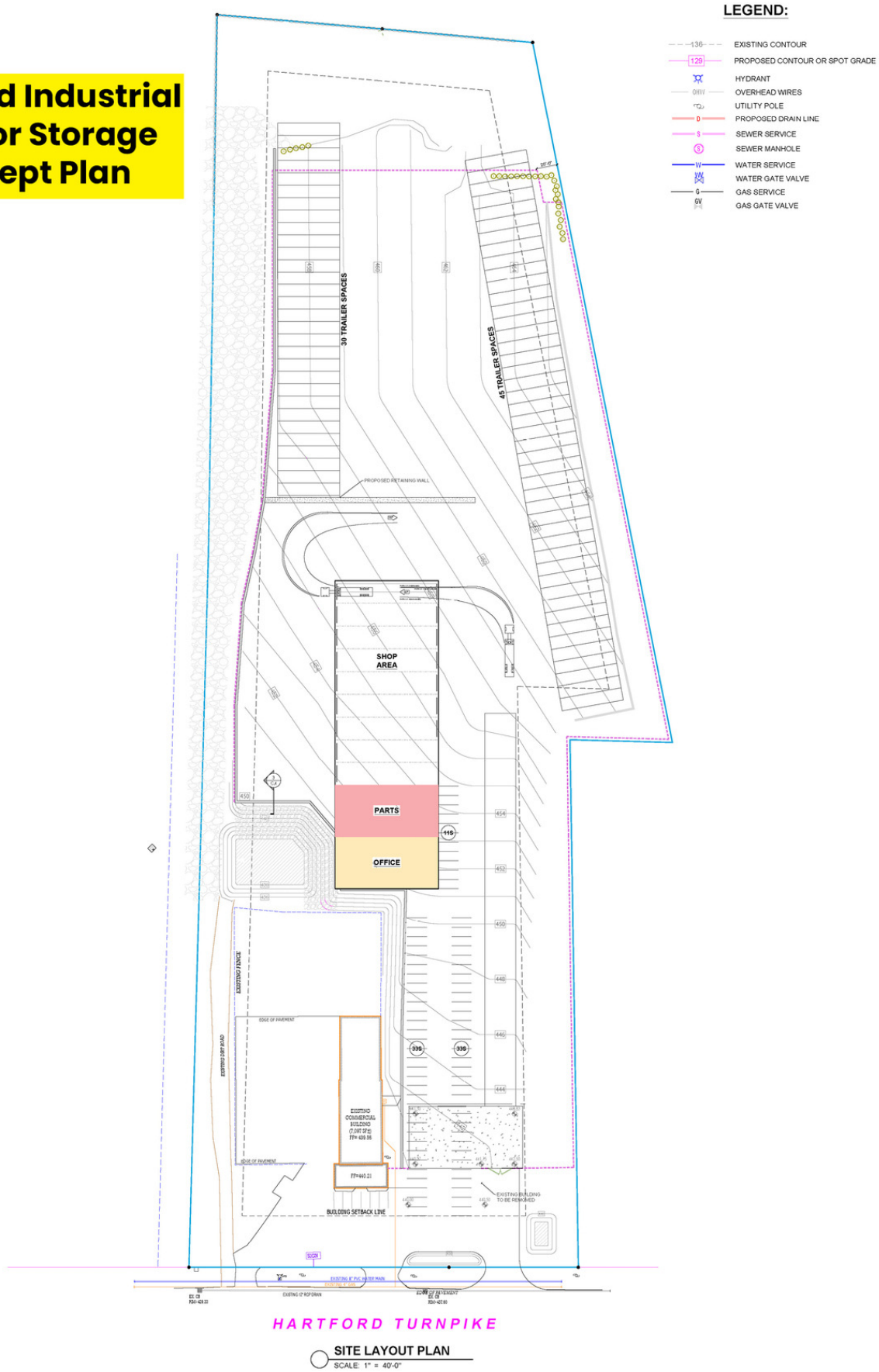
Lot Size:	5.7 AC
Zoning:	Light Industrial
Water:	Town
Sewer:	Town
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	23,676	72,752	171,779
Total Population	58,482	188,949	450,979
Average HH Income	\$135,076	\$114,662	\$131,554

HARTFORD TURNPIKE



Proposed Industrial Outdoor Storage Concept Plan





WORCESTER

SHREWSBURY

**ExtraSpace
Storage**

CONTROL POINT
HEATING • COOLING • PLUMBING • ELECTRIC



XPO



**United
Rentals**

SELEC Trucks

SULLIVAN TIRE
COMMERCIAL DIVISION

IDI IMPERIAL
DO YOUR SHELF A FAVOR



**ExtraSpace
Storage**



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INTERSTATE 90	INTERSTATE 290	INTERSTATE 190
3.2 MILES 9 MIN	5.9 MILES 13 MIN	7.5 MILES 15 MIN

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