



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



**THE
STUBBLEBINE
COMPANY**

CORFAC 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

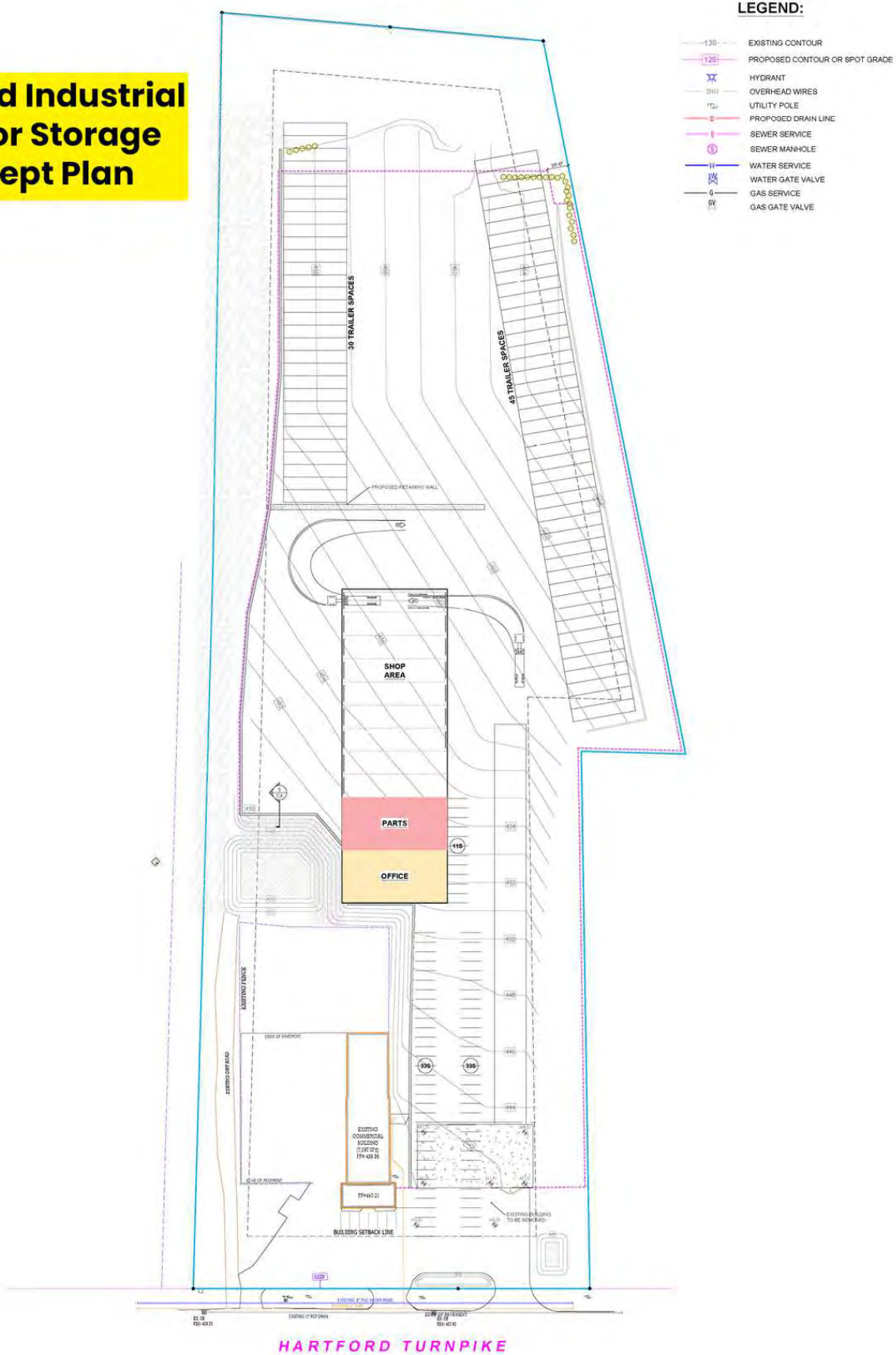
Lot Size:	5.7 AC
Zoning:	Light Industrial
Water:	Town
Sewer:	Town
Lease Rate:	Market

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

SITE PLAN

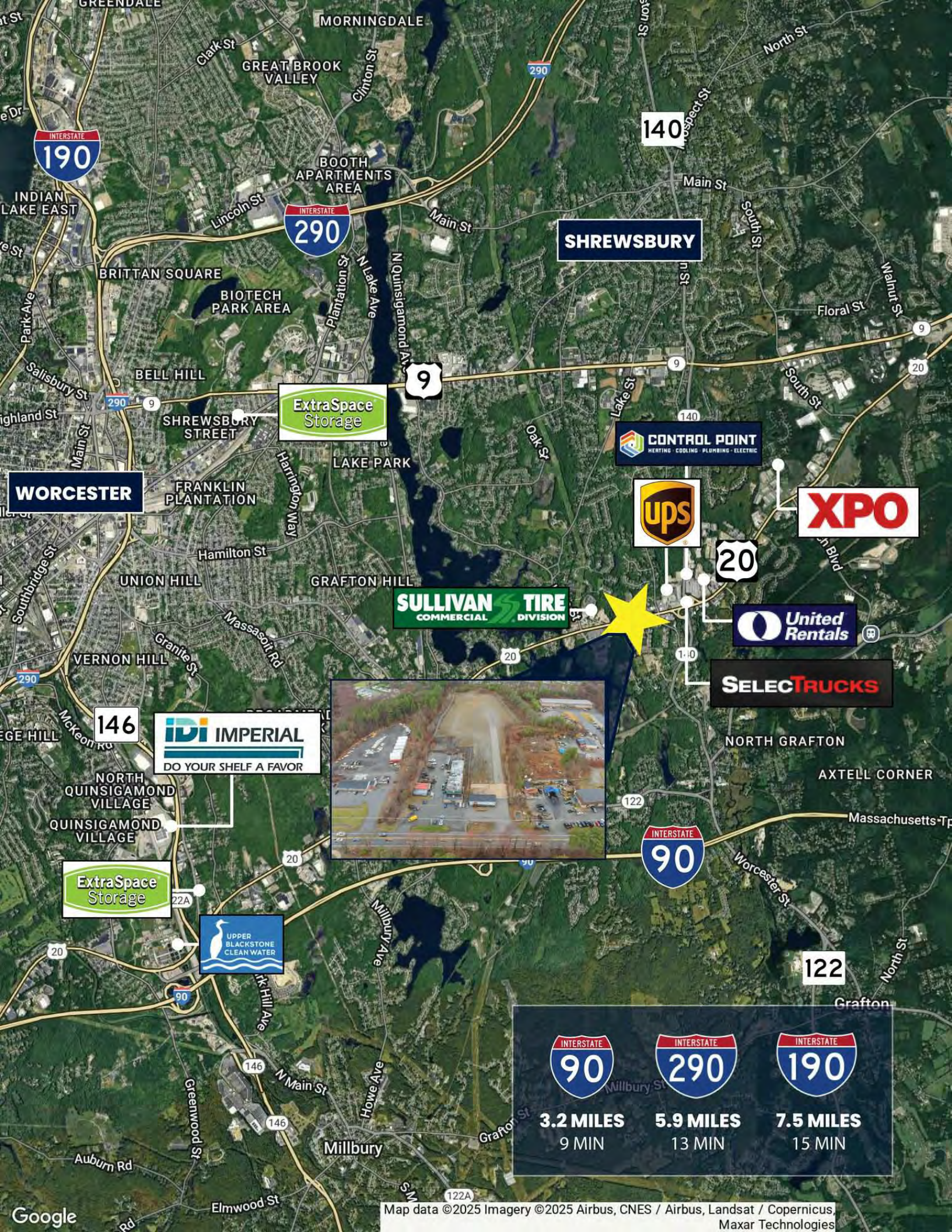


Proposed Industrial
Outdoor Storage
Concept Plan



HARTFORD TURNPIKE

○ SITE LAYOUT PLAN
SCALE: 1" = 40'-0"



WORCESTER

SHREWSBURY

**ExtraSpace
Storage**

CONTROL POINT
HEATING · COOLING · PLUMBING · ELECTRIC



XPO



**United
Rentals**

SELECTrucks

SULLIVAN TIRE
COMMERCIAL DIVISION

IDI IMPERIAL
DO YOUR SHELF A FAVOR



**ExtraSpace
Storage**



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

249 HARTFORD TURNPIKE

SHREWSBURY, MA

FOR LEASE OR BUILD TO SUIT | 5.7 ACRE IOS SITE

STEPHEN FLYNN

781.917.7026

sflynn@stubblebinecompany.com

MATTY DROUILLARD

425.691.7881

matty@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL