



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

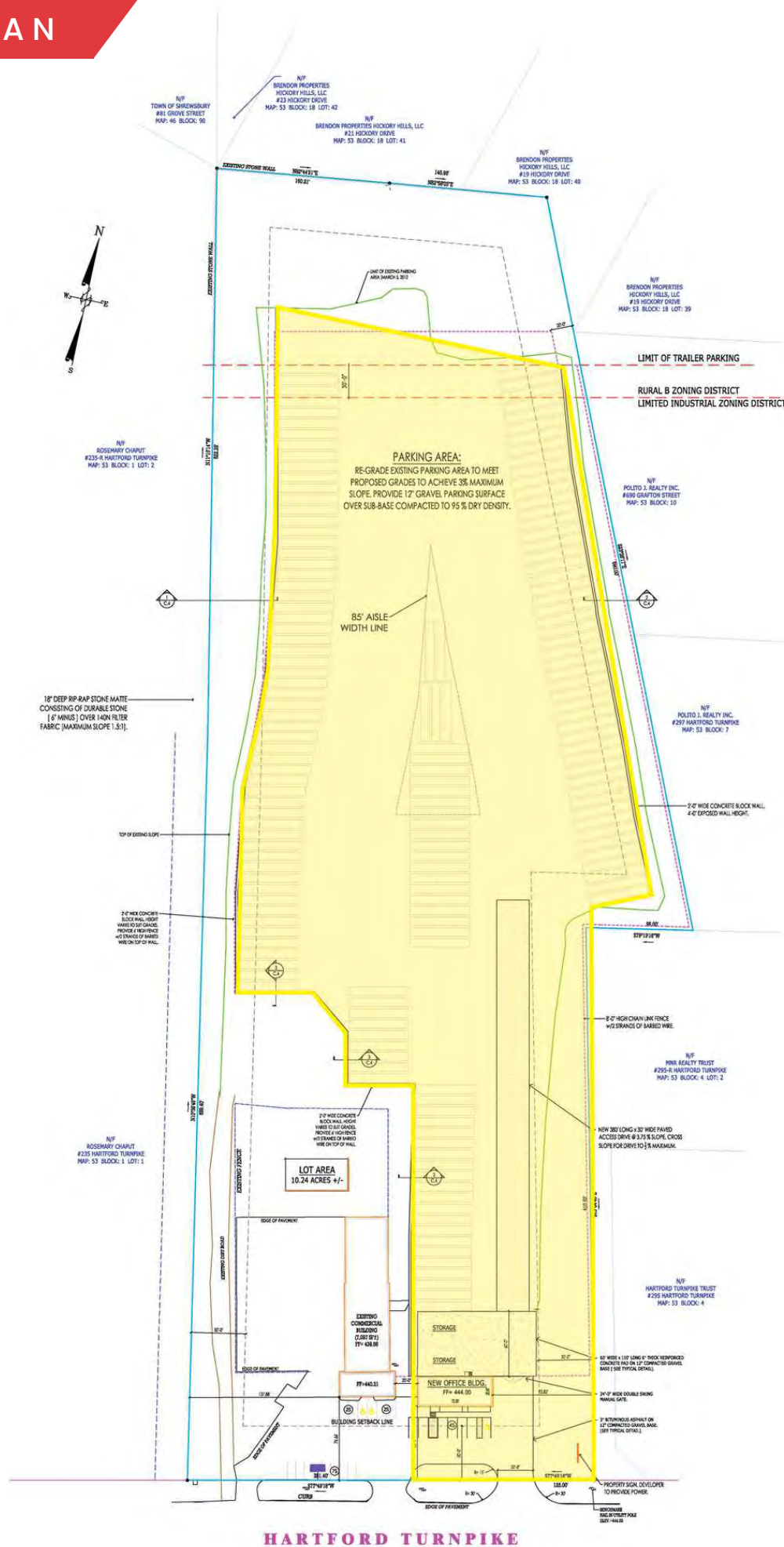
- Frontage on Route 20
- 2.2 Miles to Route 9
- 3 Miles to Route 90
- 5 Miles to the Route 9 and I-290 Interchange

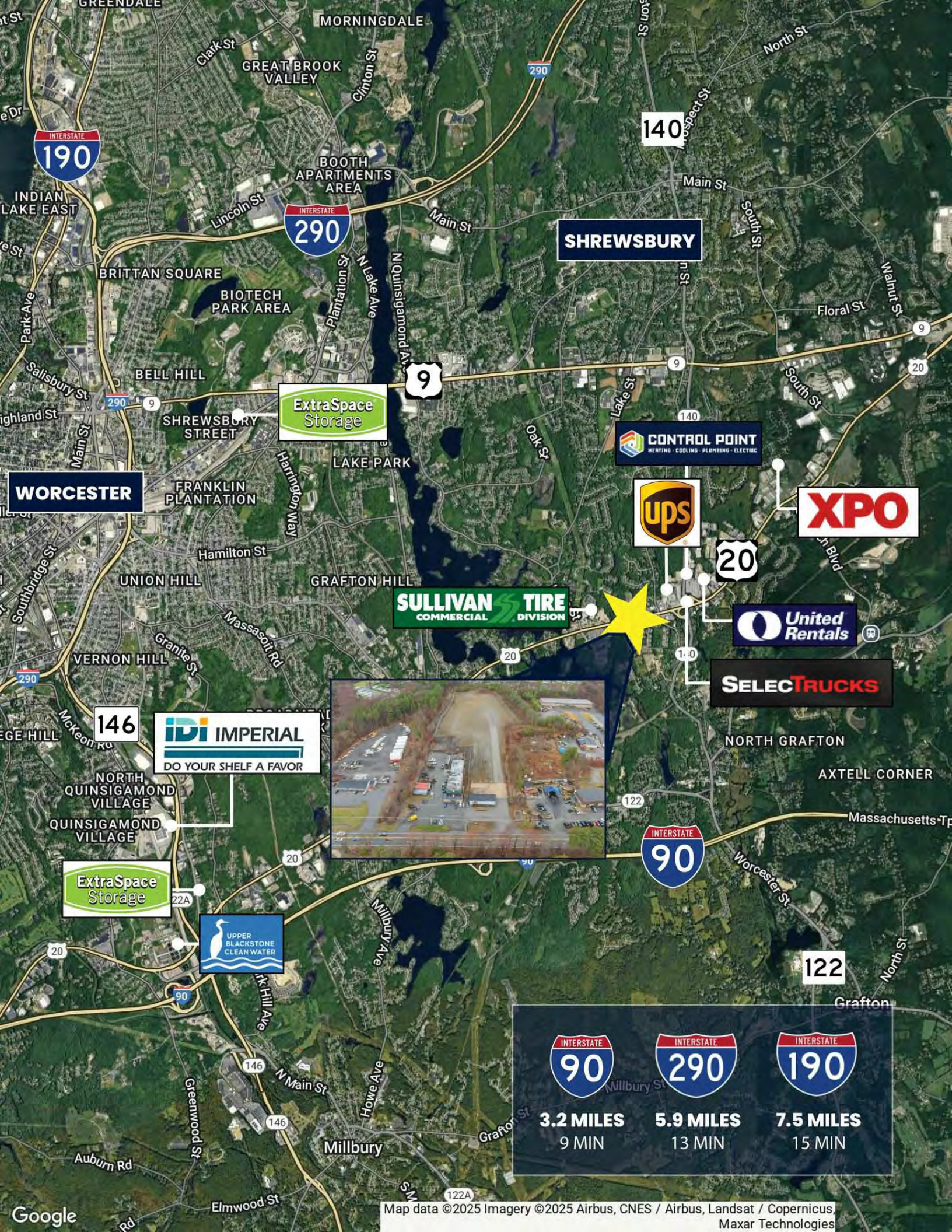
PROPERTY SPECIFICATIONS

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





WORCESTER

SHREWSBURY

ExtraSpace Storage

CONTROL POINT
HEATING · COOLING · PLUMBING · ELECTRIC



XPO

20

United Rentals

SELEC Trucks

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

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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

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