



1537 GRAFTON ROAD

MILLBURY, MA

FOR LEASE | CLASS A 65,000 SF INDUSTRIAL BUILDING ON 5.69 AC

- Heavy Power: 1,600 amp, 480v, 3p
- Completely renovated building (2025)
- Up to 36' Clear Height
- Less than 1 mile to MA Pike

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

65,000 SF Class A fully renovated Warehouse on 5.69 AC for Lease

PROPERTY HIGHLIGHTS

- Heavy Power: 1,600 amps, 480v, 3p heavy
- Up to 36' Clear Height
- Six (6) 12' x 14' drive-in doors, one (1) 10' x 12' drive-in
- Five (5) 8' x 10' tailboard docks
- Existing crane infrastructure in place

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,357	72,870	153,998
Total Population	47,778	187,343	401,974
Average HH Income	\$127,208	\$108,164	\$125,337

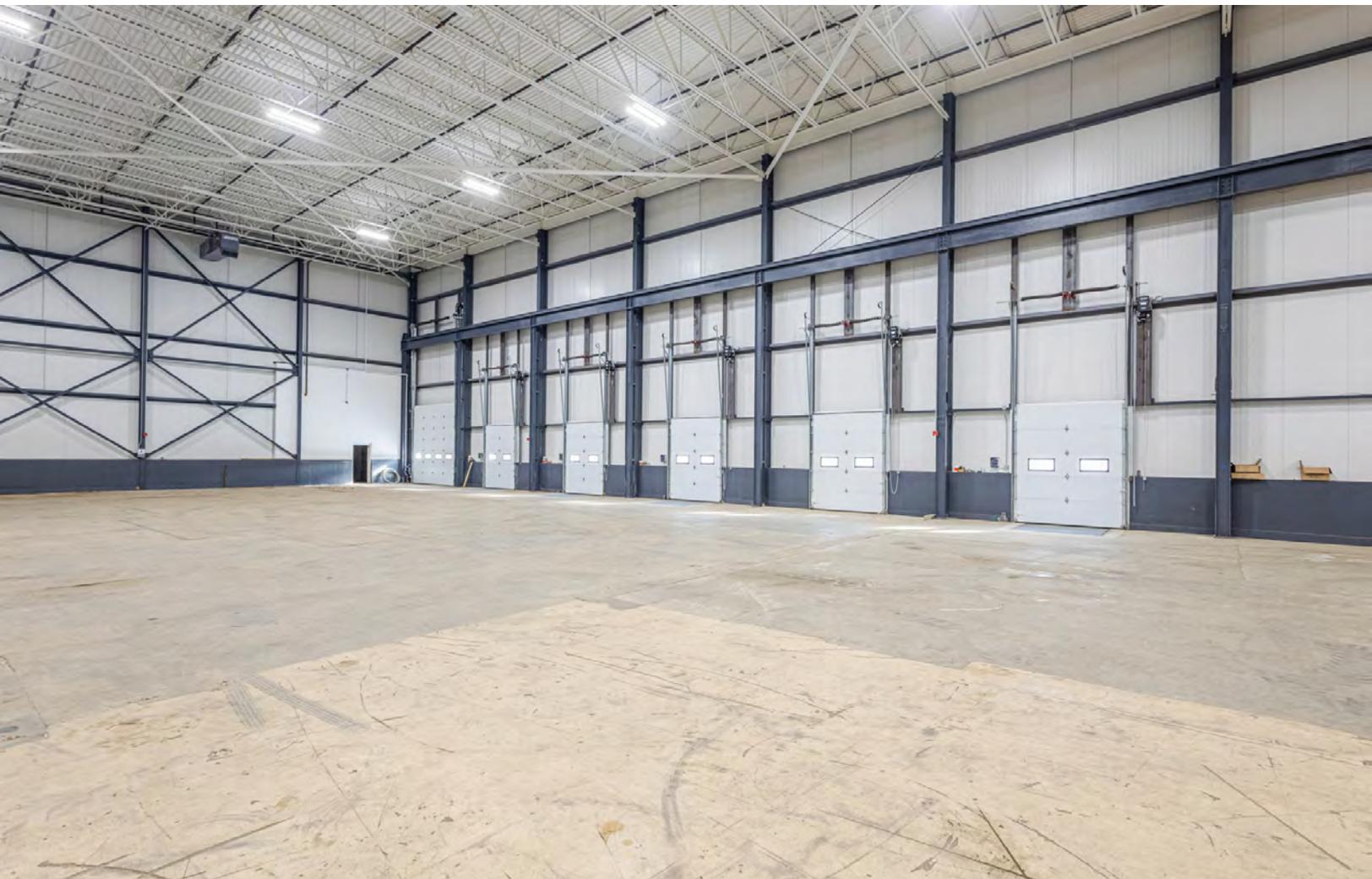
DRIVE TIMES:

MA Pike:	3 Minutes
Rt. 20:	2 Minutes
Fenway Park:	42 Minutes

PROPERTY SPECIFICATIONS

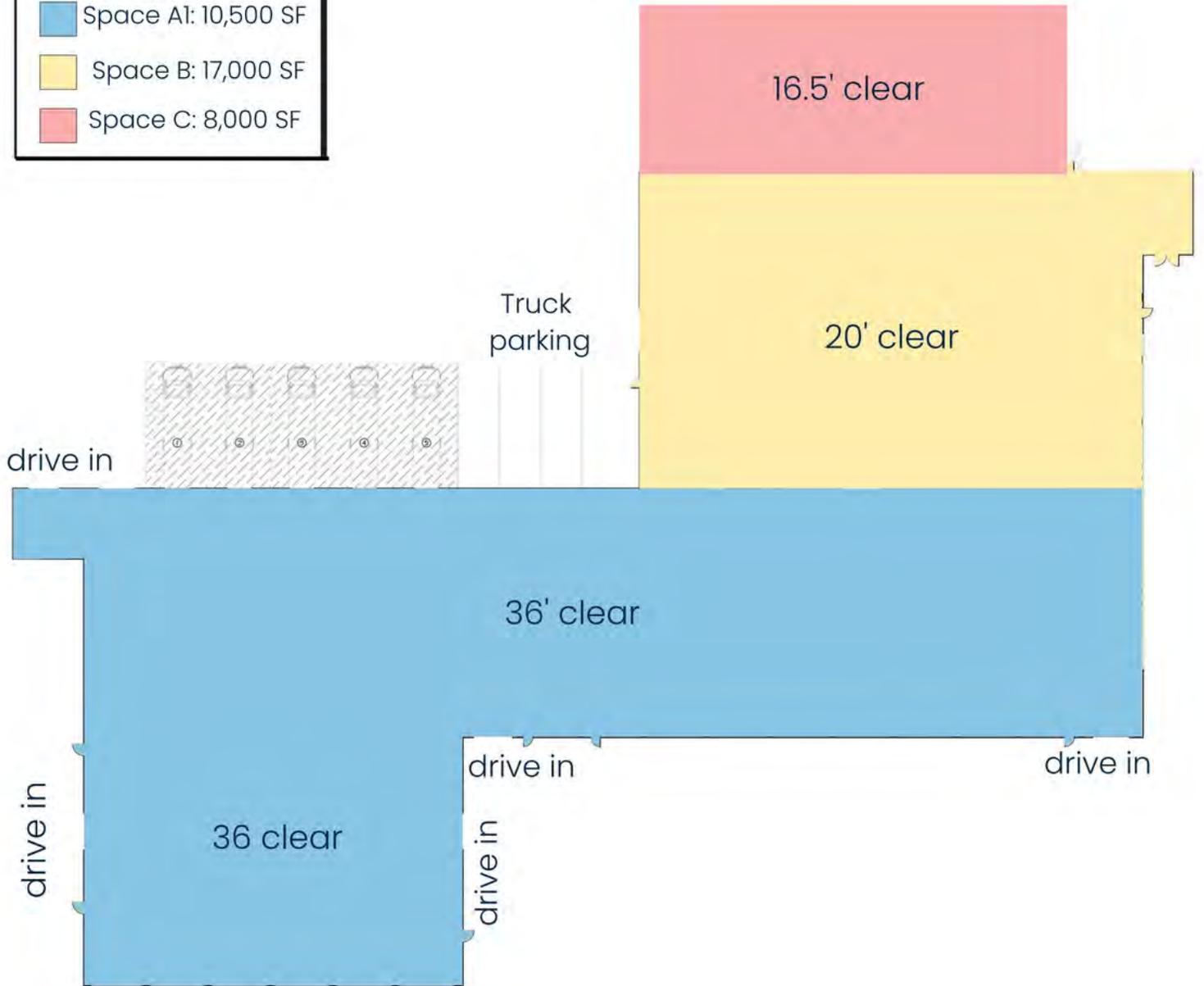
Building Size:	65,000 SF
Available Space:	65,000 SF
Subdividable:	25,000 SF
Lot Size:	5.69 AC
Drive-In Doors:	7
Tailboard Docks:	5
Construction:	Steel
Clear Height:	16.5'-36'
Year Renovated:	2025
Power:	1,600a/480v 3p Heavy
Utilities:	Gas, Heating, Lighting, Sewer, Water
Parking:	100
Sprinklers:	Wet (ESFR)
Lease Rate:	Market





FLOOR PLAN

- Space A: 30,000 SF
- Space A1: 10,500 SF
- Space B: 17,000 SF
- Space C: 8,000 SF



Harrington Way

LAKE PARK



charles river



"We Build Brands"
92 Years

F.W. WEBB COMPANY EVERSOURCE



WORCESTER

EDGEMERE



BROADMEADOW
BROOK

1537 GRAFTON RD.
MILLBURY, MA

GRAFTON

Grafton Rd



EAST MILLBURY



← WEST

EAST →

Worcester St

Millbury Ave



LOCATION PROXIMITY



1 MINUTE
0.9 MILES



6 MINUTES
GRAFTON
COMMUTER RAIL

WORCESTER

7 MILES | 10 MINUTES

BOSTON

45 MILES | 50 MINUTES



Howe Ave

Grafton St

Millbury

1537 GRAFTON ROAD

MILLBURY, MA

FOR LEASE | 65,000 SF INDUSTRIAL BUILDING ON 5.69 AC

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