

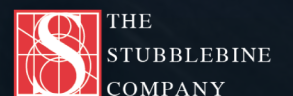
# 1537 GRAFTON RD

**MILLBURY, MA, MA**

**FOR LEASE | 65,000 SF OF INDUSTRIAL SPACE**

- 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



CORFAC INTERNATIONAL



### 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	20,035	71,833	155,827
Total Population	50,032	186,291	408,564
Average HH Income	\$120,551	\$104,478	\$126,869

### 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

1537 GRAFTON RD  
MILLBURY, MA

TRUCK  
PARKING

DRIVE-IN DOORS

16.5' CLEAR

SPACE C: 8,000 SF

20' CLEAR  
SPACE B: 17,000 SF

36' CLEAR

SPACE A: 30,000 SF

DRIVE-IN DOORS

SPACE A1:  
10,500 SF

DRIVE-IN DOORS

DRIVE-IN DOORS

GRAFTON RD



Harrington Way

LAKE PARK



charles river



Imperial Distributors Incorporated



Going The Distance



"We Build Brands" 92 Years



F.W. WEBB COMPANY EVERSOURCE



WORCESTER

EDGEMERE

Lake St



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 RD

MILLBURY, MA, MA

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

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EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL