

# GRAFTON LOGISTICS CENTER

232 Worcester Street, Grafton, MA 01536



**FULLY PERMITTED AND APPROVED**



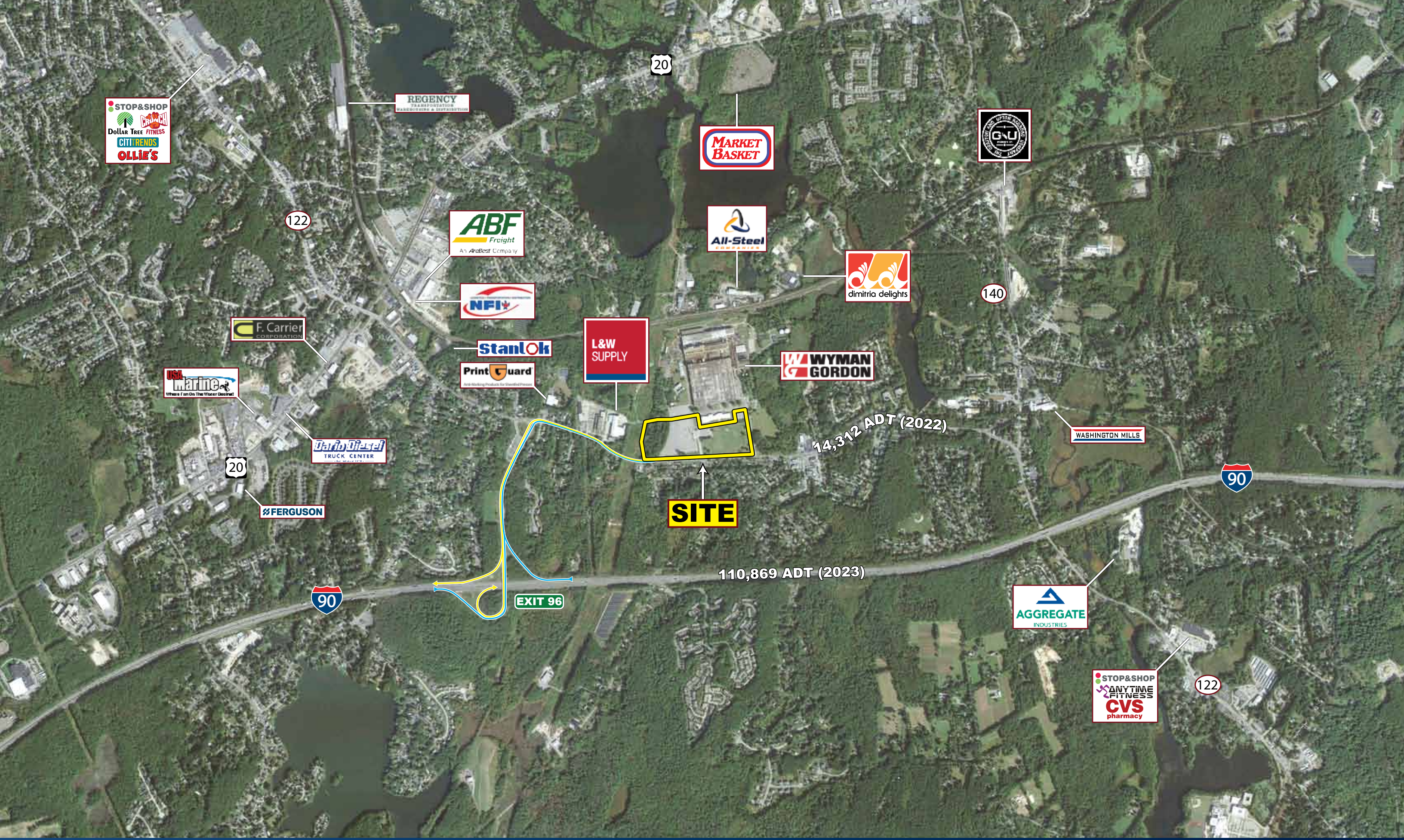
## For Sale or Build-to-Suit

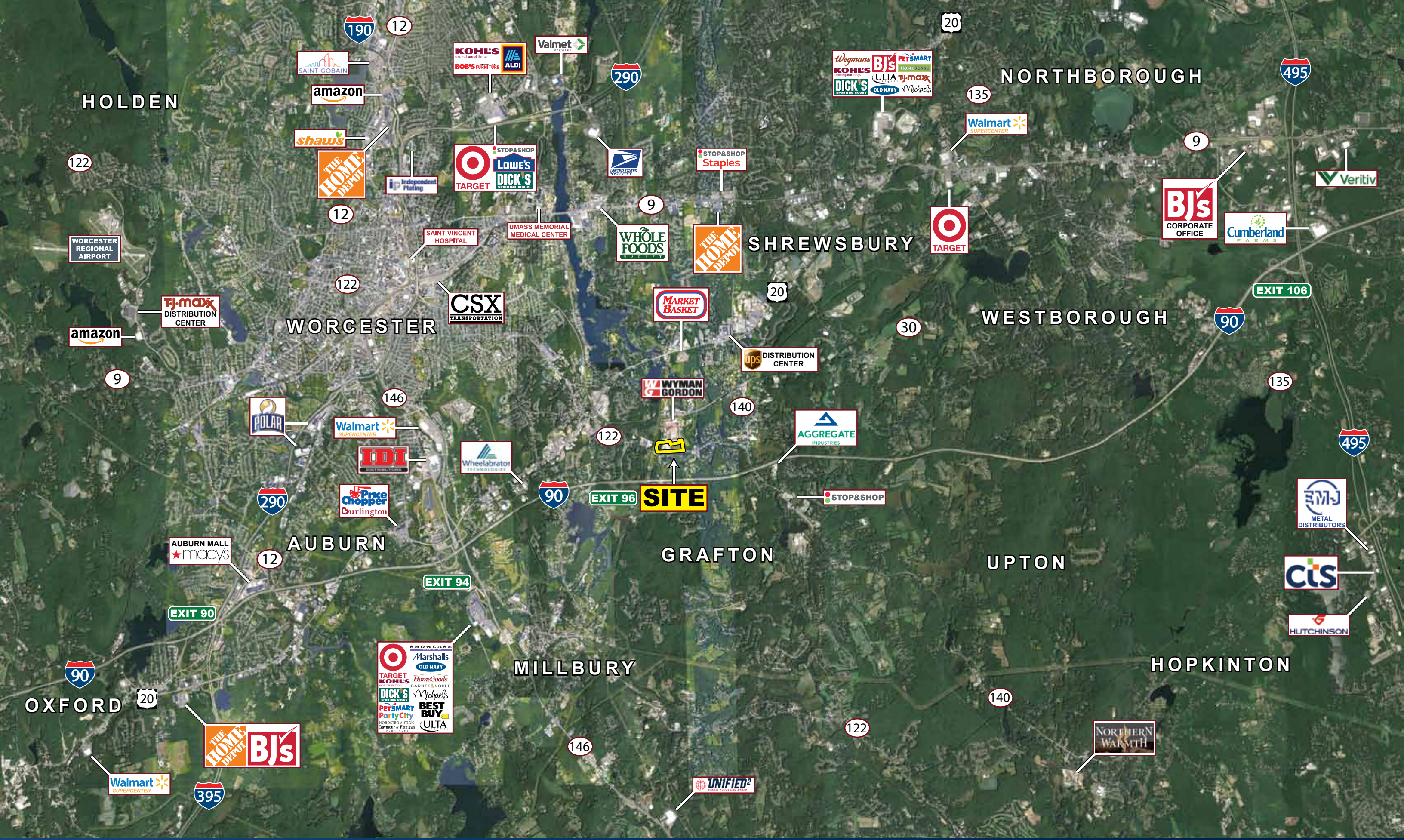
- 232 Worcester Street - Grafton, MA
- Priority Development Overlay District
- For Sale or Build-to-Suit
- 26.2 AC./Up to 331,700 SF (Subdividable)
- 0.5 Miles to I-90 @ Exit 96
- Multiple Uses Allowed
- 50 Mile Population - 7.60 Million
- I-91 54 Miles / 51 Minutes
- I-84 20 Miles / 19 Minutes
- I-495 14 Miles / 12 Minutes
- Available: Up to 331,700 SF
- Loading Configuration: Build-to-Suit
- Office Size: Build-to-Suit
- Building: 1,070' x 310'
- Loading Docks: 65
- Drive-in Doors: One
- Lighting: LED Fixtures
- Clear Height: Build-to-Suit
- Fire Protection: ESFR
- Zoning: Industrial/Light Industrial

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AMTRAK/MBTA COMMUTER RAIL

WYMAN GORDON

122



BRIGHAM HILL RD.

WORCESTER ST. - 14,312 ADT (2022)

FAIRLAWN ST.

122

HILLTOP ST.



# Population/Workforce

\*2024 Est.





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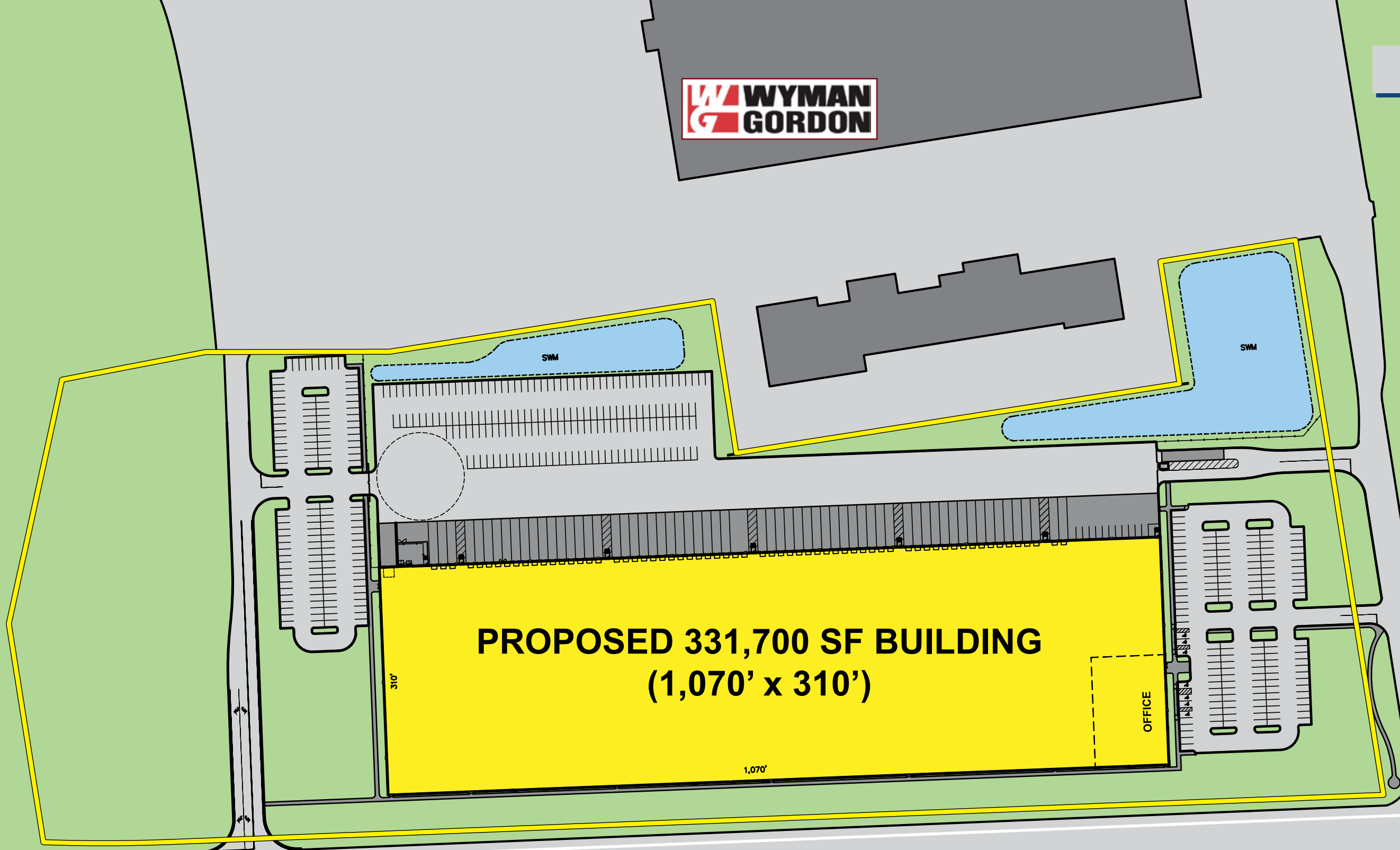




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**WORCESTER STREET** **122** **14,312 ADT (2022)**



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