

GRAFTON LOGISTICS CENTER



FULLY PERMITTED AND APPROVED



For Sale or Build-to-Suit

- 244 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 - 7.59 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

Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017





ABF
Freight
An ArBest Company

NFI

Stanlok

Print Guard

FIBA
QUALITY PRODUCTS SERVICE

WYMAN GORDON

CONCEPTUAL PLAN
PROPOSED 331,700 SF BUILDING (1,070' x 310')

122

15,021 ADT (2022)

15,219 ADT (2022)

14,312 ADT (2022)

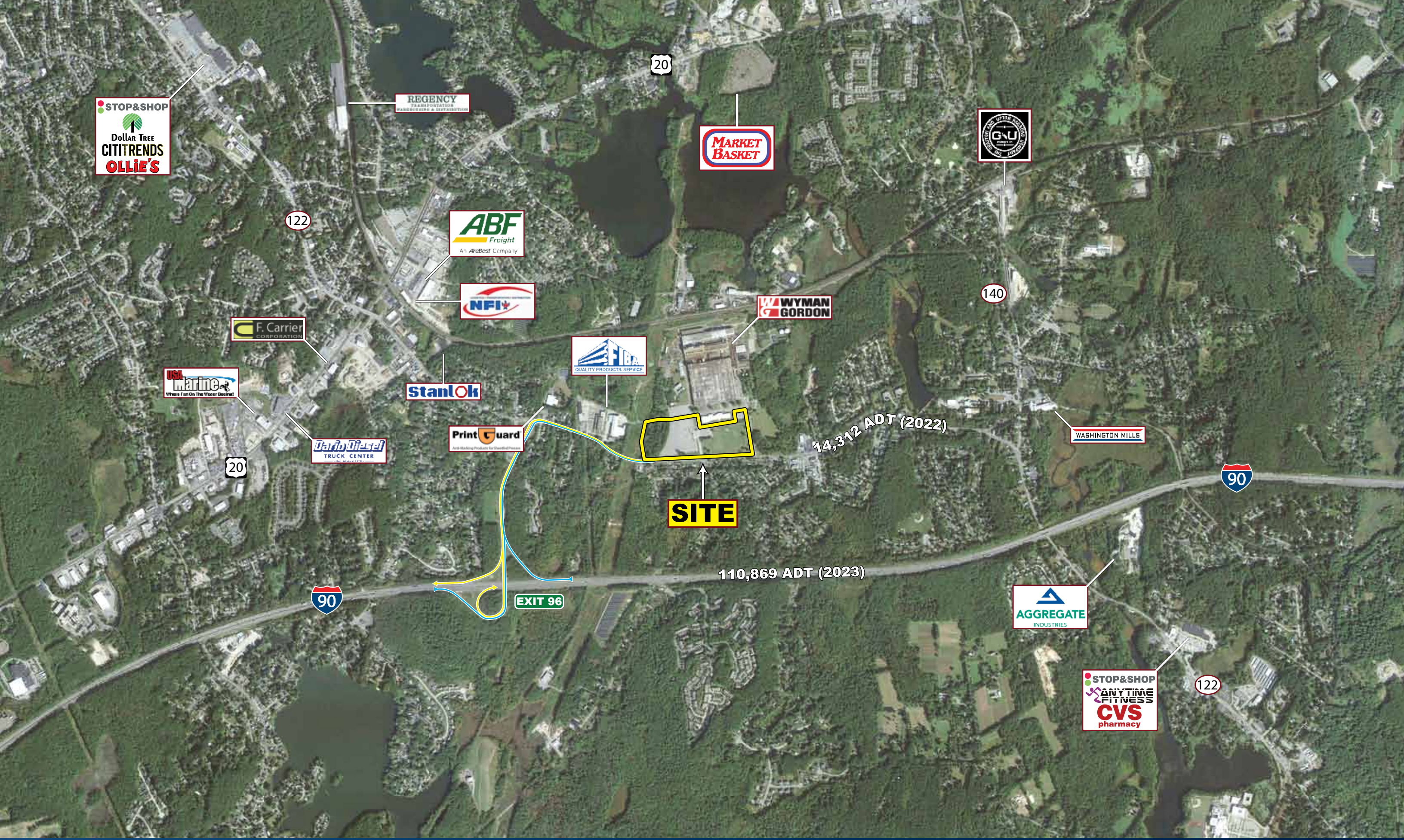
122

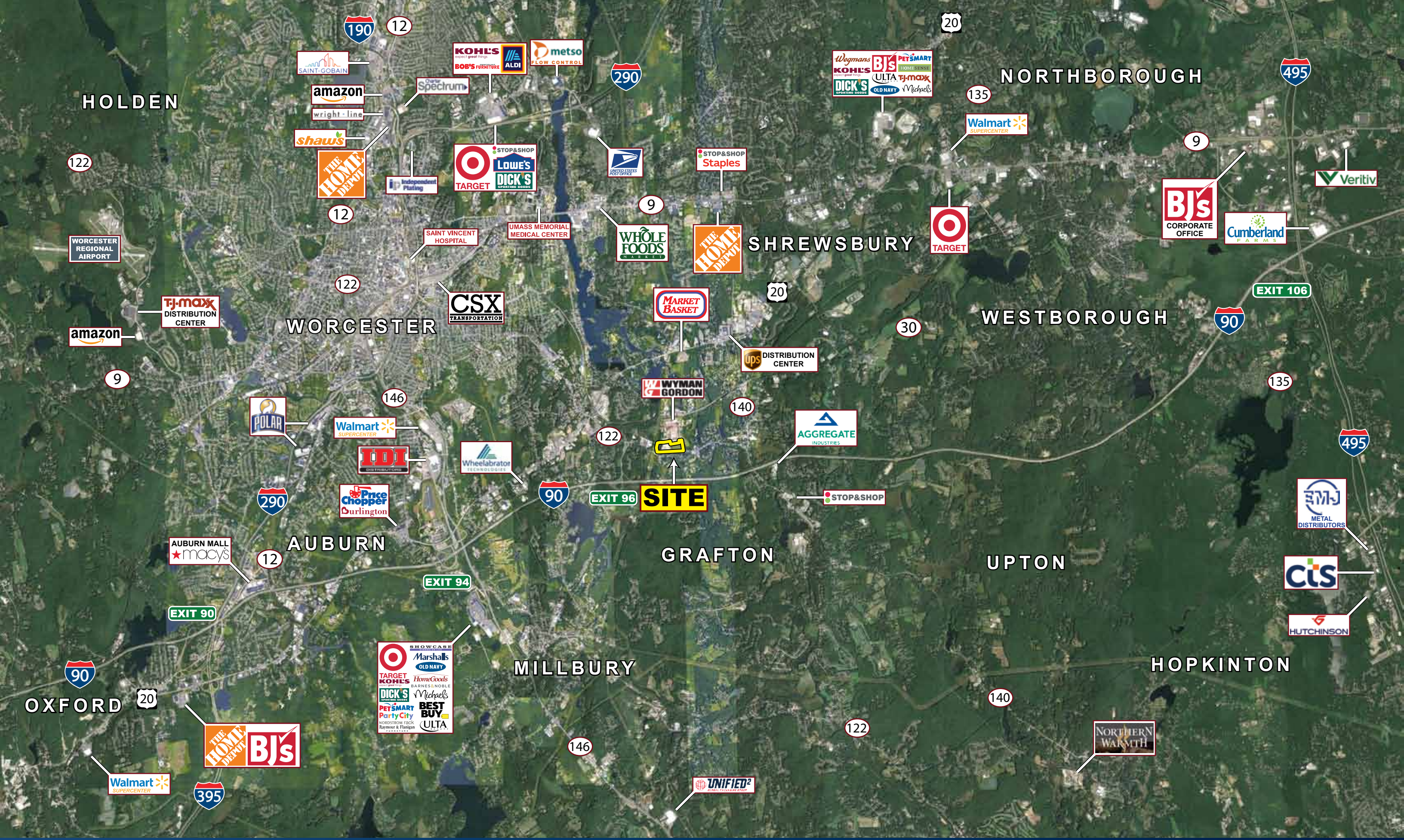
110,869 ADT (2023)

90

EXIT 96

90







AMTRAK/MBTA COMMUTER RAIL

WYMAN GORDON

122



BRIGHAM HILL RD.

WORCESTER ST. - 14,312 ADT (2022)

FAIRLAWN ST.

122

HILLTOP ST

**Location /
Drive Time & Distance**



Population/Workforce

*2023 Est.



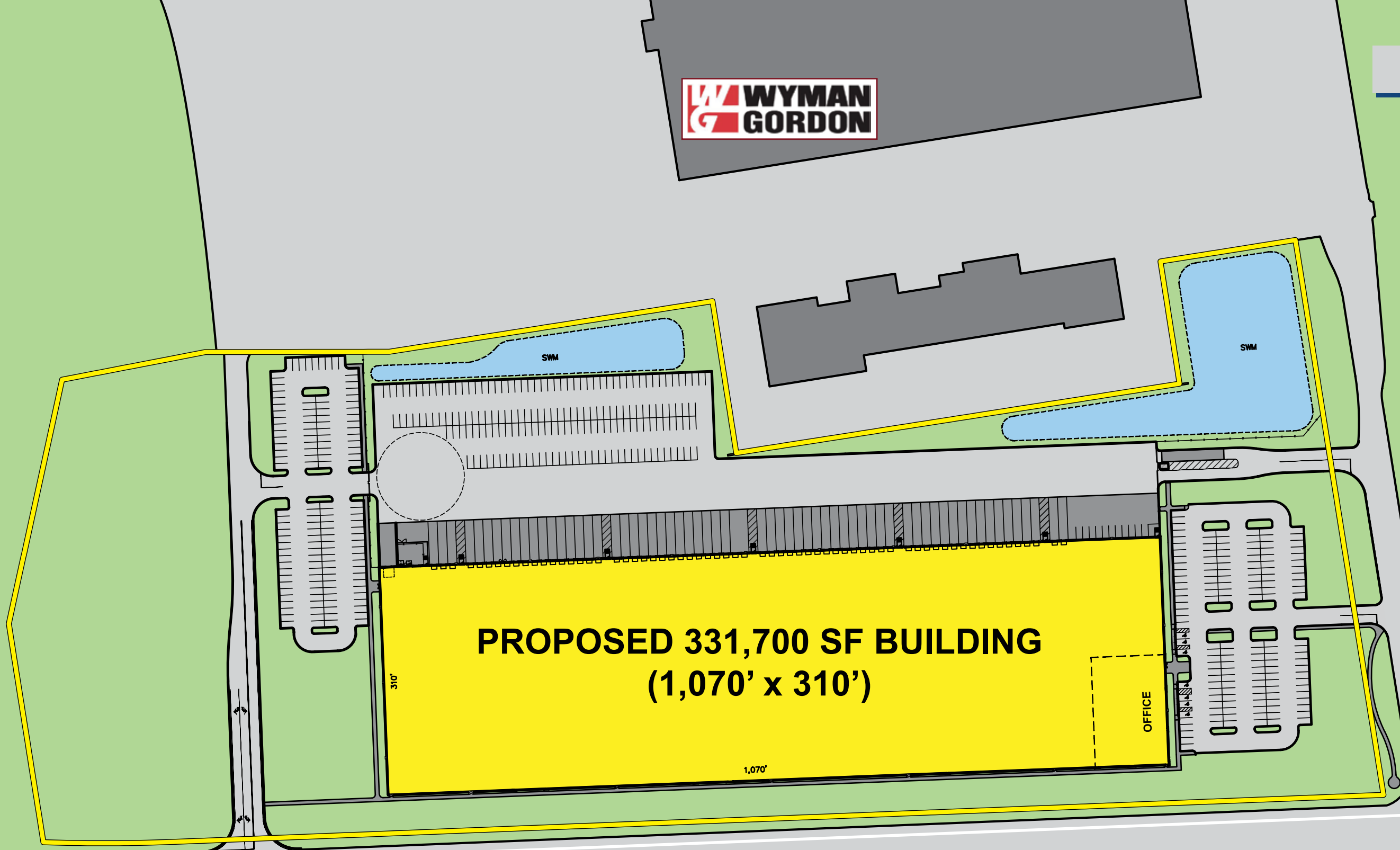


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WORCESTER STREET **122** **14,312 ADT (2022)**



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Phone 781.849.9010 • Fax 781.849.9050 • www.easternretail.com • 25 Braintree Hill Office Park, Suite 305 • Braintree, MA 02184

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