

223 IOS PARK

223 HARTFORD TURNPIKE, SHREWSBURY MA

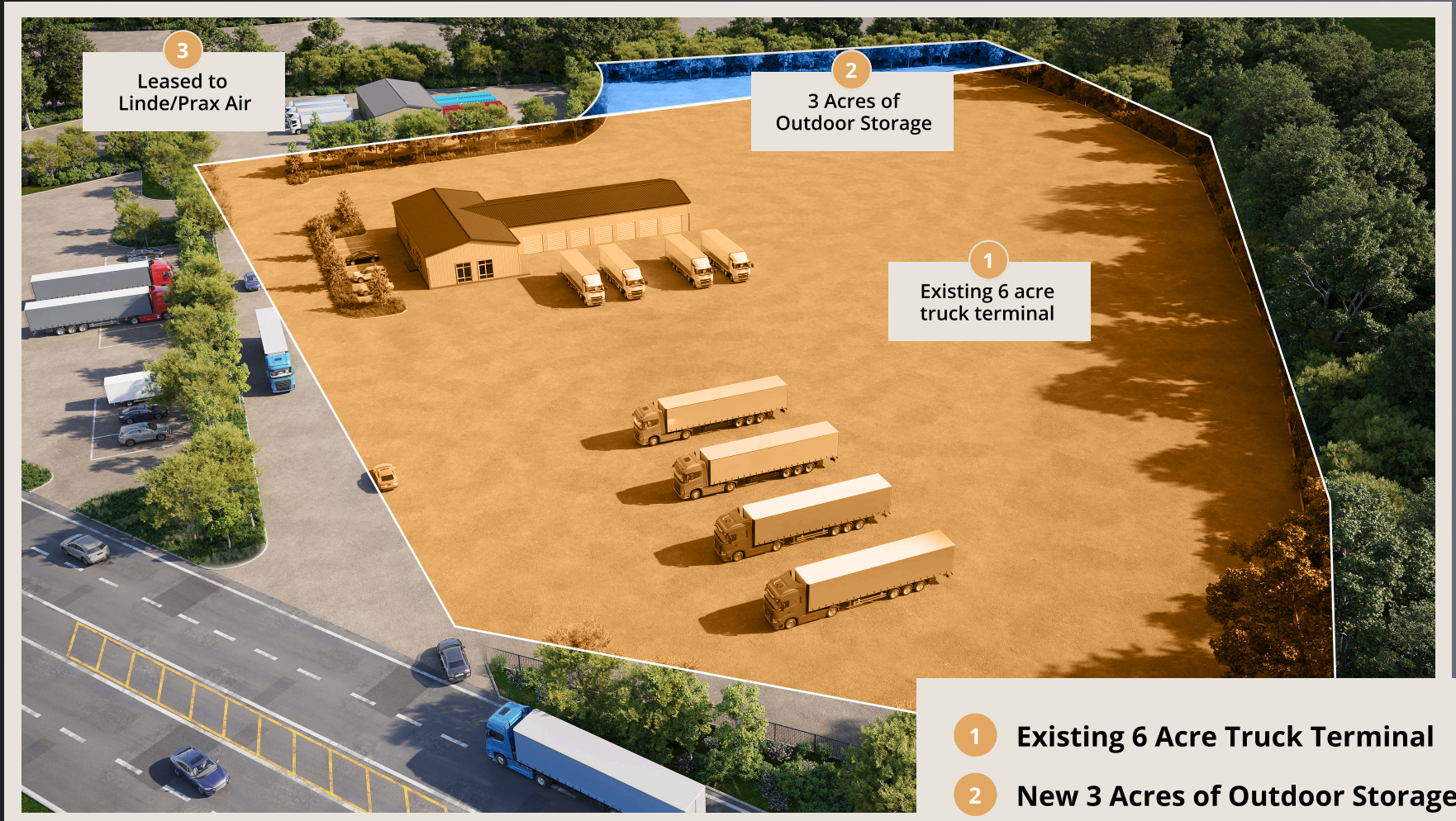
10 Acres of Industrial Outdoor Storage
ready for occupancy or build to suit options



Build to Suit Options:

Subdivide to two 5-6 Acre Sites |
Add 10-30k Service Bay Shop Q4-26 Delivery

SITE PLAN



This rare build-to-suit opportunity is ideal for businesses looking for customizable industrial space with outdoor storage. Strategically located near major interstates, this property offers unmatched accessibility, flexibility, and development potential.

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY



Zoning:

- Limited Industrial
- Permitted Uses:
 - Rental Co and Outdoor Storage of Equipment
 - Contractor Yards and Storage Yards
 - Manufacturing
 - Overnight Storage of Commercial Vehicles +14,000 pounds
 - Parcel Distribution and Wholesale Distribution
 - Self Storage
 - Warehouse and Distribution

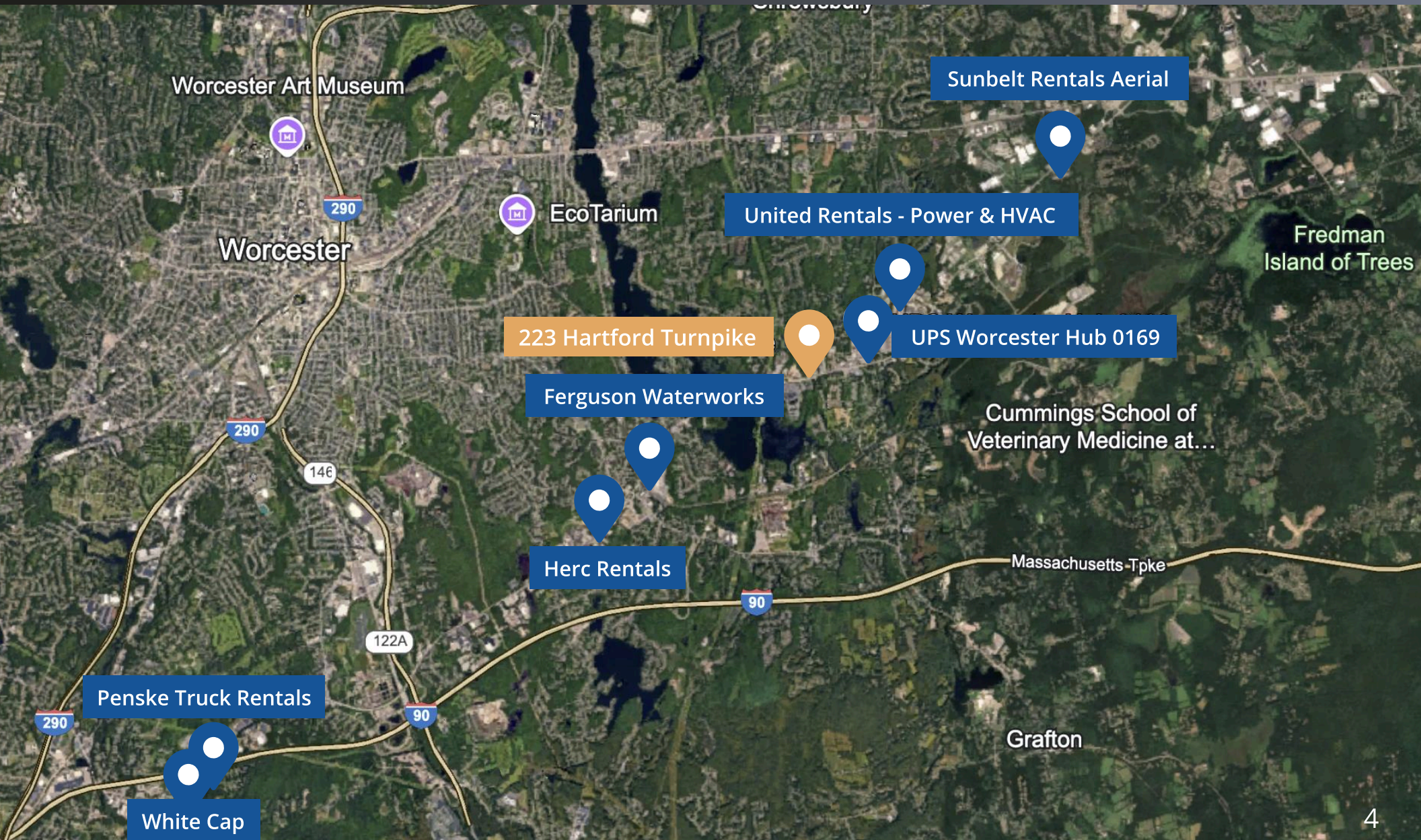
Site Improvements:

Stormwater, Utilities, Add'l Land Clearing 2025-26

Utilities:

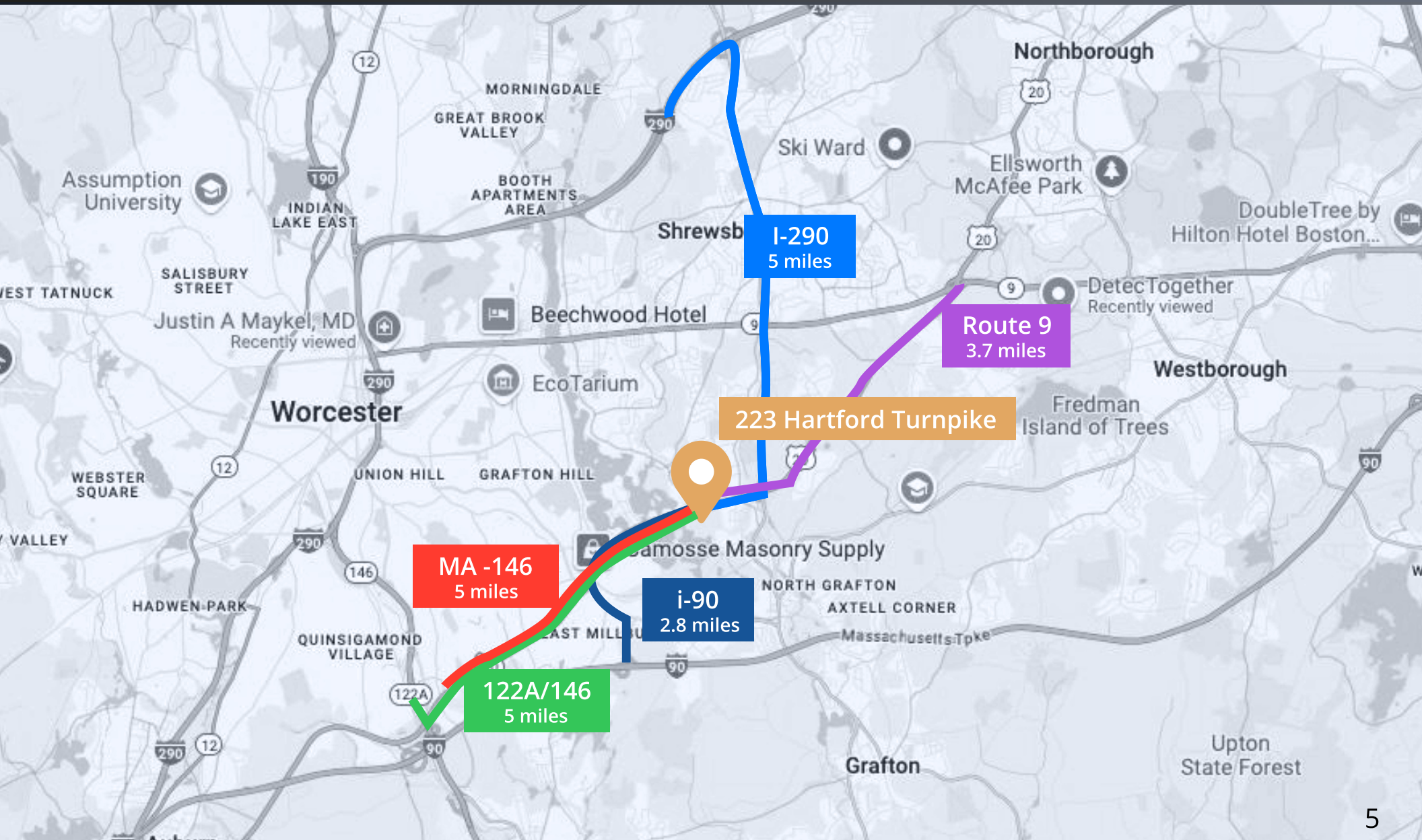
- City Water and Septic (*option for town sewer stubbed into property)
- Gas
- Electric

CO-TENANCY MAP



LOCATION

3.7 Miles to Rt.9, 2.8 Miles to I-90/MA Pike, 5 Miles to 146, 5 Miles I-290



BUILD TO SUIT OPTIONS

Option 1 As Is - Renovated Truck Terminal

BUILD TO SUIT OPTION 1:

- 10,000 sq.ft truck terminal and office suite
- Fully renovated at new tenant occupancy
- (Existing) Truck Terminal/Transit Warehouse Occupancy
- Up to 9 acres usable at occupancy
- Occupancy August 26



BUILD TO SUIT OPTIONS

Option 2: 6-8 Acres and 20-25k sq.ft of Warehouse

BUILD TO SUIT OPTION 2:

- Build to Spec Up to 25,000 sq.ft service shop (retail and office)
- Up to 9 acres usable at occupancy
- Limited Industrial Zoning for Outdoor Storage
- Occupancy 14 months from lease signing



BUILD TO SUIT OPTIONS

Option 3: Two 3-4 Acre Sites with 20-25k of Warehouse/Shop Space

BUILD TO SUIT OPTION 3:

- Build to Spec Up to 25,000 sq.ft service shop (retail and office)
- Up to 6 acres and min 3 acres of usable at occupancy (subdivided land)
- Limited Industrial Zoning for Outdoor Storage
- Occupancy 14 months from lease signing



PROPERTY SUMMARY

Development Potential:

223 Hartford Turnpike, Shrewsbury, MA offers a rare opportunity to **customize a high-visibility, industrially zoned property** with prominent retail frontage. Strategically located within minutes of I-90, I-290, Route 9, and Route 146, the property provides unmatched access to Greater Boston and New England logistics routes.

With flexible zoning that supports a wide range of uses—including **equipment sales, building supply, repair and service shops, automotive dealerships, trucking operations, and truck repair**—the possibilities for industrial users are extensive.

Why choose this property:

Strategic Highway Access

Ideal for logistics, distribution, and industrial operations

Flexible Site Design

Tailor buildings to your specific operational needs

Shrewsbury Industrial Market

A growing hub for commercial and industrial development

Outdoor Storage

A rare and valuable asset in the industrial real estate market

PROPERTY SUMMARY



Developer:

Legacy Capital Ventures
www.legacycv.com



Contact for leasing info:

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