

An aerial photograph of an industrial site in winter. A yellow outline highlights two areas of outdoor storage space. One area is labeled 'INDUSTRIAL OUTDOOR STORAGE/YARD SPACE' and contains a smaller box labeled '5,000 SF GARAGE'. The other area is labeled 'EXCESS INDUSTRIAL OUTDOOR STORAGE/YARD SPACE'. A road runs horizontally across the middle, with two road signs: '146' on the top side and '146A' on the bottom side. The site includes a large white industrial building, various equipment, and a parking area. The surrounding area is wooded and covered in snow.

146

**INDUSTRIAL OUTDOOR
STORAGE/YARD SPACE**

**5,000 SF
GARAGE**

**EXCESS INDUSTRIAL
OUTDOOR STORAGE/
YARD SPACE**

146A

**FOR LEASE: 619 QUAKER HWY
UXBRIDGE, MA**

IOS BUILD TO SUIT | 4,000-20,000 SF ON 2 TO 4 AC +/-

- Outstanding Industrial Outdoor Storage Opportunity
- Frontage on route 146 and 146A
- Signage opportunities along both route 146 and 146A
- Direct Access to Providence and Worcester

PROPERTY SUMMARY



PROPERTY DISCLAIMER

The image shown is of an existing building and is provided for illustrative purposes only. It does not depict the actual property but serves as an example of the type of building that could be constructed on this site.

PROPERTY DESCRIPTION

Build to Suit opportunity: 4,000-20,000 SF on 2-4 Acres +/-

PROPERTY HIGHLIGHTS

- Frontage/Signage on Route 146 and 146A
- 16 Miles to Providence
- 17 Miles to Worcester

PROPERTY SPECIFICATIONS

Proposed SF:	4,000-20,000 SF
Lot Size:	Dependent on Build-out (2-4 AC +/-)
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,527	13,800	68,432
Total Population	11,856	35,223	172,539
Average HH Income	\$133,949	\$137,325	\$125,000





- 17 Miles from Worcester
 - 16 Miles from Providence

619 QUAKER HWY

UXBRIDGE, MA

FOR LEASE | 2 TO 4 ACRES +/- OF LAND AVAILABLE

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