

FOR SALE
24,900 Square Feet
109 Creeper Hill Road, North Grafton, MA



FIELDSTONE
Commercial Properties Inc.



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109 Creeper Hill Road



Building Overview

109 Creeper Hill Road in North Grafton features four buildings comprising of 24,900sf of highly versatile manufacturing and warehousing space. There are three main buildings that abut; two of which are 8,000sf and the third having a 5,600sf footprint has 30' clear height ceilings, 2000amps of power, a 6" natural gas line, updated sprinkler systems and a combination of drive doors and loading docks allowing an end user to be able to manufacture and store products on site. The two truck scales enable a single direction for traffic — one inbound scale, one outbound, which avoids having to loop the property or make awkward maneuvers. Silos and truck-loading station were designed for animal feed but could be used for other (non-abrasive) bulk material handling. This specialized equipment can be included with the purchase of the real estate if beneficial to the buyer.

Highlights:

- ✔ 2000 amp, 480 volt service
- ✔ 30' clear height
- ✔ 4 Loading docks with levelers
- ✔ Clear span manufacturing and warehouse space
- ✔ 5 Drive in doors (14'-25')
- ✔ Graded and improved lot with two truck scales
- ✔ 300 ton silo storage and truck off tank station

Property Specifications

- Renovated:** September 2023
- Total Size:** 24,900 SF
- Lot Size:** 4.23 acres
- Water/Sewer:** Municipal Water, Septic
- Fuel Source:** 6" Natural Gas Line
- Sprinklers:** Quick Response System
- Sprinklers:** Dry system, Quick Response Heads
- Building Type:** IIB Construction

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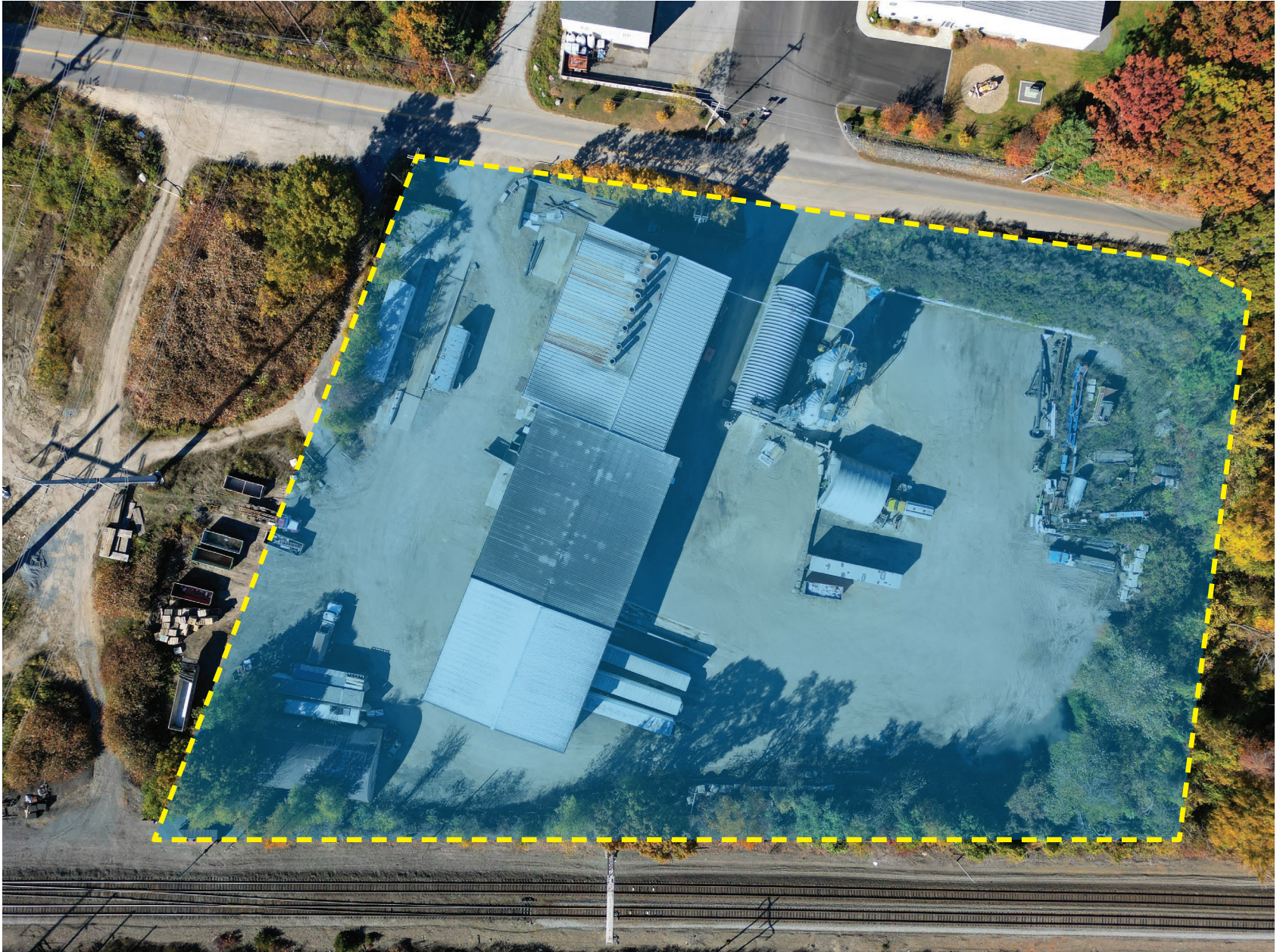
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Aerial View



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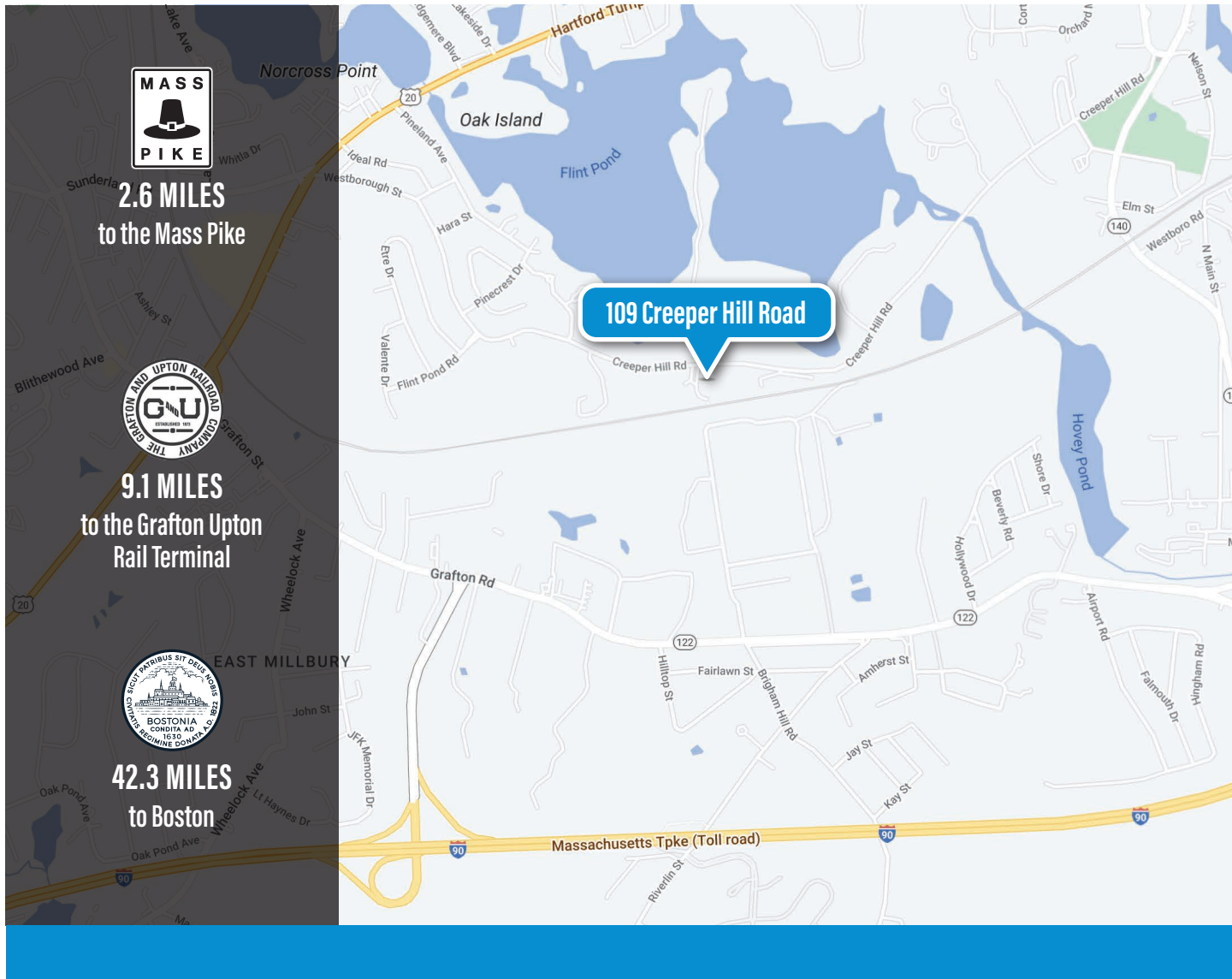
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Key Logistical Highlights



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