

910 BOSTON TURNPIKE SHREWSBURY, MA

36,900 SF CLASS A FLEX & RETAIL BUILDING FOR SALE

OFFERING MEMORANDUM



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910 BOSTON TURNPIKE

EXCLUSIVE OFFERING

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GALLERY

CORPORATE NEIGHBORS MAP

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PROPERTY SPECIFICATIONS 3.79 Acres Clear Height

\$6,950,000

36,900 SF

INVESTMENT HIGHLIGHTS

Stable cash-flow with significant upside potential

- 16,000 SF leased: 3 tenants
- 20,900 SF available

Superior Location

- Located right on Route 9
 (East-Bound Lane)
- 5 Miles to I-290
- 6.8 Miles to I-90
- 7.5 Miles to Worcester
- 8 Miles to I-495

Parking

- Tremendous parking in front of and behind building
- 3 910 BOSTON TURNPIKE

Excellent Demographics

- Population of 453,999 within a 10-mile radius
- \$154,699 average household income within a 3-mile radius

Large Traffic Count

- Almost 50,000 Cars Per Day
- Anchored by Wegman's and Price
 Chopper (6 Minutes /1.8 2.5 Miles)

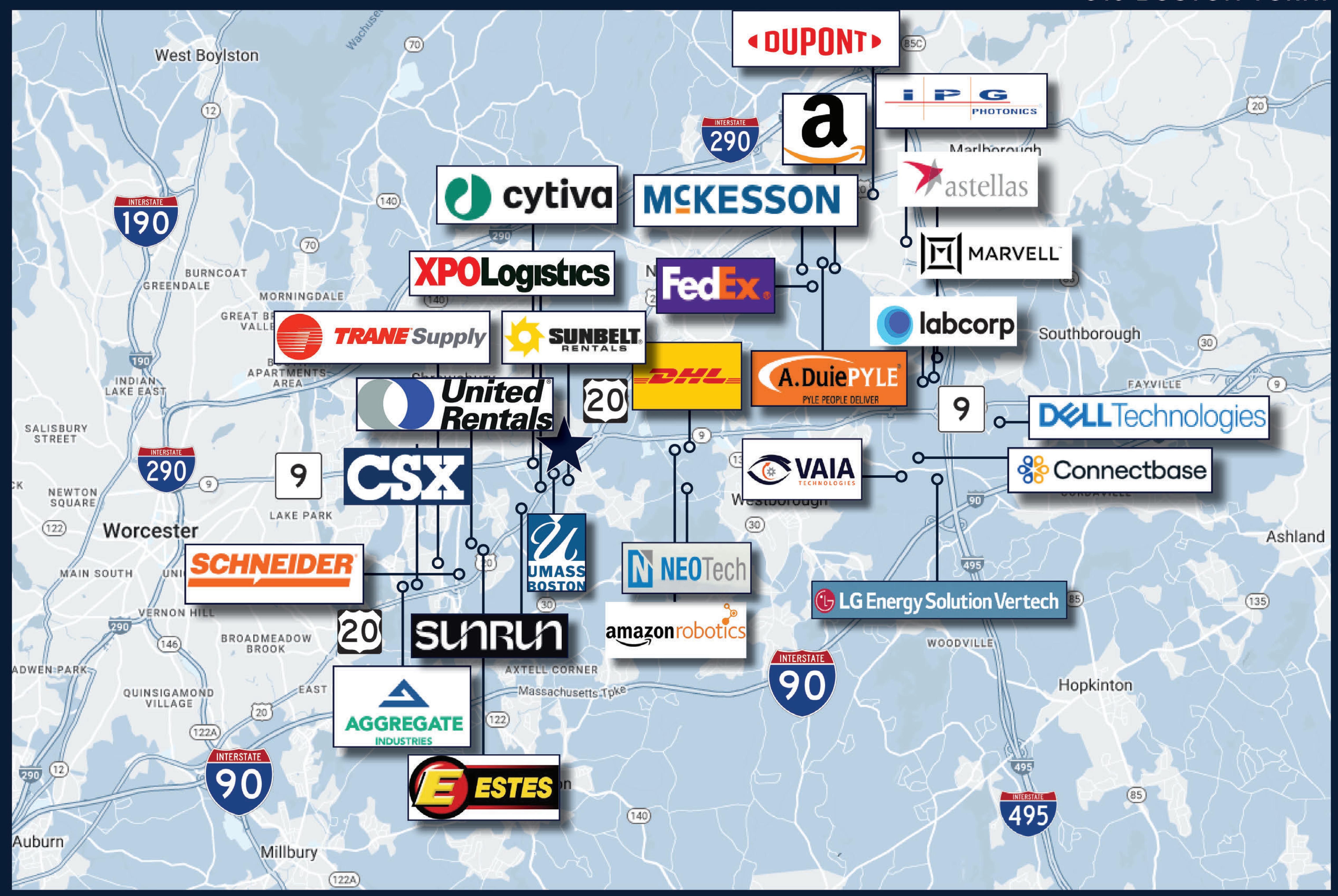
New Roof

- New portion of roof is almost completed and comes with a 20-year warranty
- Rest of the roof is in great shape with a 5-year warranty





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ABOUT SHREWSBURY

The Town of Shrewsbury of Worcester County is located in Central Massachusetts adjacent to Worcester, the second largest city in New England. Shrewsbury is known to have a great school system, making it a popular choice for families seeking a nurturing environment for education. The community spirit thrives through a variety of events and festivals held throughout the year, fostering a strong sense of belonging among its diverse population.

Strategically located near major highways, Shrewsbury offers easy access to Worcester's cultural amenities and Boston's vibrant city life, making it an ideal home for those who appreciate both suburban tranquility and urban opportunities.

Shrewsbury has historically been known for industries like textiles and shoe manufacturing, Shrewsbury has evolved into a hub for diverse industrial sectors. The town's industrial landscape is characterized by a mix of advanced manufacturing facilities, technology-driven enterprices, and biotech companies. These industries benefit from Shrewsbury's strategic location near major transportation routes, including Interstate 290 and Route 9, facilitating easy access to regional and national markets.

The town's commitment to economic development is evident through initiatives aimed at attracting and supporting businesses. Shewsbury's business-friendly environment, coupled with its skilled workforce and proximity to research institutions like Worcester Polytechnic Institute and the University of Massachusetts Medical School, fosters innovation and growth.

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SHREWSBURY INDUSTRIAL MARKET REPORT

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CAN STORY CONTROL	12 MONTH NET ABSORPTION IN SF 906K	
THE WAY THE	VACANCY RATE 7.0%	
CONTRACTOR OF	MARKET ASING RENT GROWTH 4.5%	

UNDER CONSTRUCTION PROPERTIES

PROPERTIES	13
SQUARE FEET	4,208,142
PERCENT OF INVENTORY	4.3%
PRELEASED	78.4%

SALES PAST 12 MONTHS

SALE COMPARABLES 89	
AVERAGE CAP RATE 7.79	6
AVERAGE PRICE/SF \$16	0+
AVERAGE VACANCY AT SALE 7.19	6

2023 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	41,246	111,697	453,999
Average HH Income	\$154,699	\$135,696	\$109,632
Median Home Value	\$466,858	\$423,877	\$362,312

TENANT OWERWEW

LEASE DETAILS*

UP UP AND PLAY DAY CARE

OWNER OPERATED DAYCARE CENTER WITH CERTIFIED TEACHERS WITH SEVERAL LEVELS OF LEARNING FROM INFANT TO KINDERGARTEN. THERE IS EXTREMELY LOW TURNOVER OF TEACHING STAFF. THEY HAVE THREE LOCATIONS, TWO IN SHREWSBURY, AND ONE IN MILLBURY.

> Up Up and Play Academy

L. Cortica Springtide

BAY STATE
BUYERAL THERADY

PHYSICAL THERAPY

UP UP AND PLAY DAY CARE

UNIT SF

RENEWAL OPTIONS

6,158 SF

TWO (5) YEAR EXTENSIONS

WITH 12 MONTHS NOTICE

SPRINGTIDE CHILD DEVELOPMENT

PROVIDES COMPREHENSIVE CARE PROGRAMS FOR CHILDREN AND ADOLESCENTS WITH AUTISM AND OTHER BRAIN CONDITIONS INCLUDING MEDICAL CARE, BEHAVIORAL ANALYSIS, DEVELOPMENTAL THERPIES, AND COUNSELING. THIER FACILITY SPANS 12 TREATMENT ROOMS, AN INDOOR GYM, WAITING AREA, AND PARKING. SPRINGTIDE HAS 25 LOCATIONS OPERATING ACROSS THE UNITED STATES.

SPRINGTIDE CHILD DEVELOPMENT

UNIT SF

RENEWAL OPTIONS

6,165 SF

TWO (5) YEAR EXTENSIONS

WITH 9 MONTHS NOTICE

BAY STATE PHYSICAL THERAPY OF RANDOLPH, INC.

IS PART OF THE LARGEST NETWORK OF PHYSICAL THERAPIST-OWNED AND OPERATED ORTHOPEDIC CLINICS PROVIDING BEST-IN-CLASS PHYSICAL THERAPY SERVICES FOR OVER 30 YEARS. THEY DELIVER PATIENT-FOCUSED MUSCULOSKELETAL CARE WITH OVER A DOZEN SPECIALTIES TO CLIENTS AT MORE THAN 120 LOCATIONS IN THE NORTHEAST.

BAY STATE PHYSICAL THERAPY OF RANDOLPH, INC.

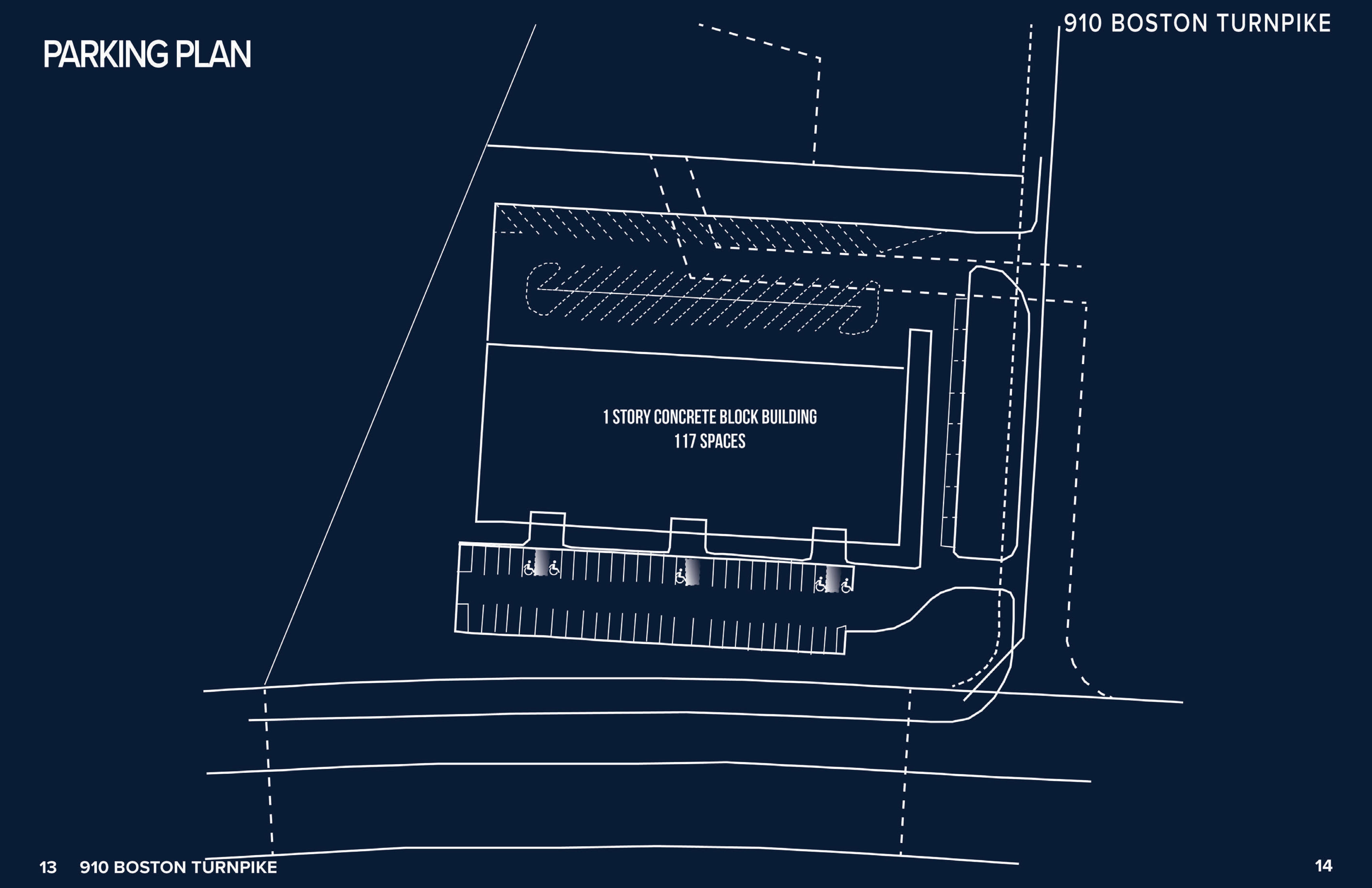
UNIT SF

3,970

RENEWAL OPTIONS

TWO (5) YEAR EXTENSIONS

*Rent Roll Available Upon Request



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