



For sale

31 Acres of Land
Sutton, MA

Gilmore Drive
Sutton, MA



TOTAL ACREAGE	31.27 (28 zoned industrial, 3 zoned for self-storage)
LOCATION	Rte. 146 just south of Mass Pike
UTILITIES	Water, sewer, electricity & data
PERMITS	MEPA Certificate and impervious cover
TRAFFIC COUNT	73,000 ADT
HIGHWAY ACCESS	Located on Rte. 146 with proximity to I-90, I-290 & 20

Sutton Commerce Park

- Industrial land with approvals in place for warehouses, manufacturing and office buildings
- Located on Route 146 just south of Mass Pike interchange 10-A
- Land sales and buildings built to suit for lease
- Available lot sizes range up to 31.27 acres
- Lots will accommodate buildings from 50,000 SF to 350,000 SF

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

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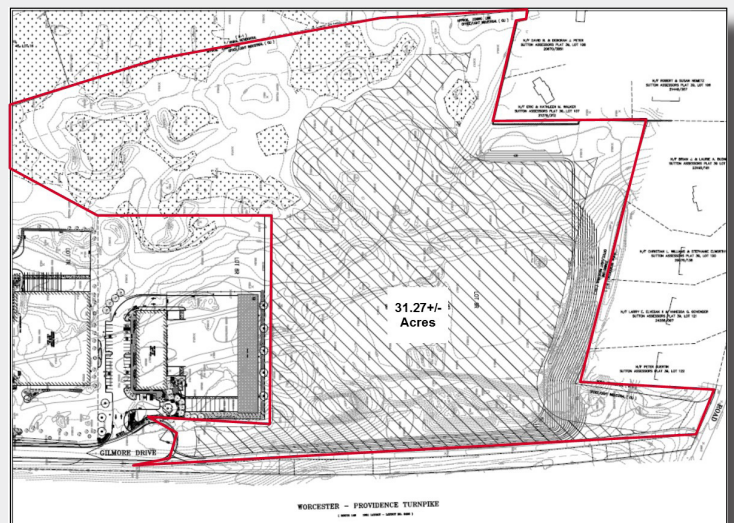
Specifications

Gilmore Drive Sutton, MA

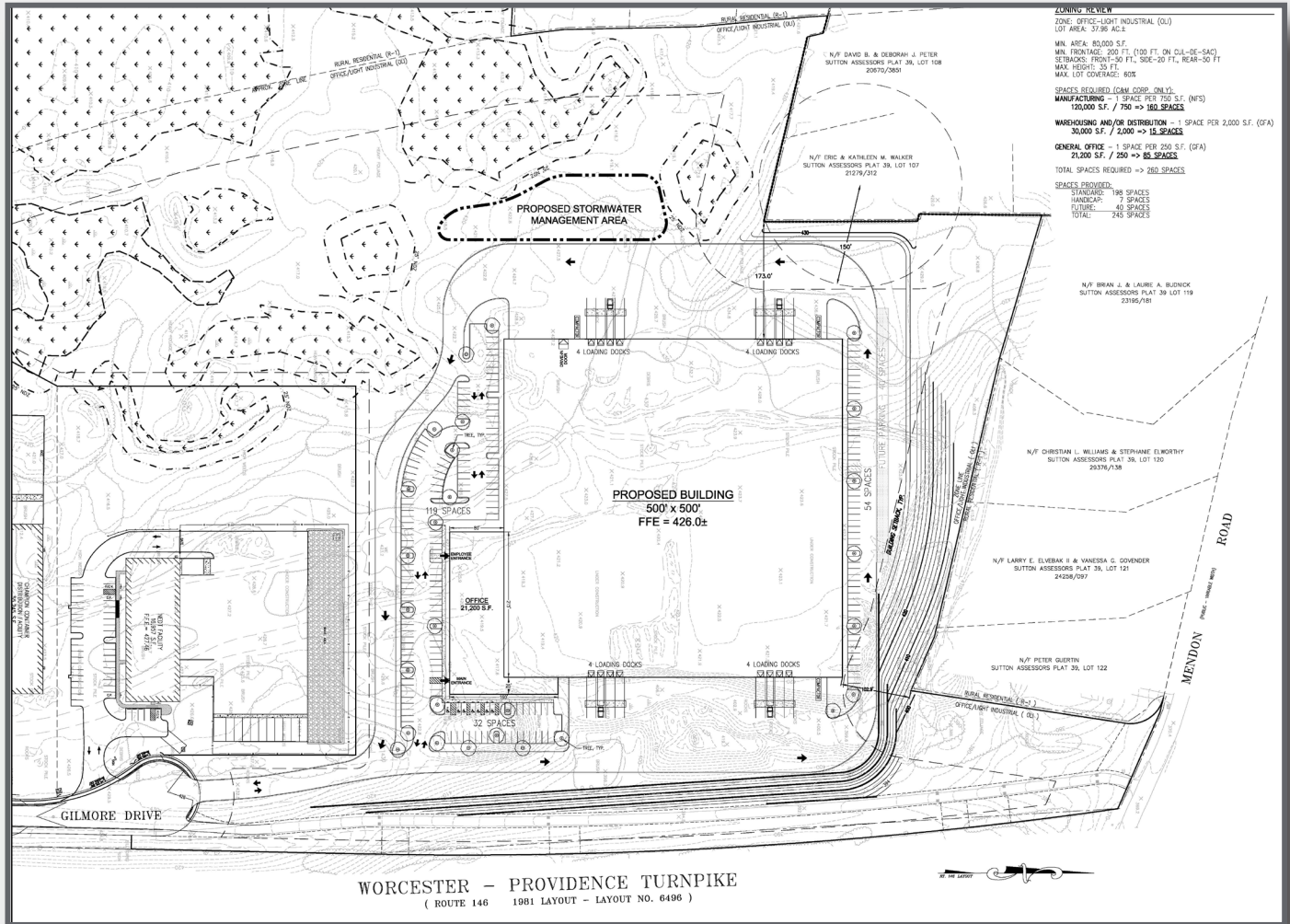


SPECIFICATIONS

LAND AREA	31.27 acres
ZONING	OLI-Office Light Industrial
PERMITS	Mass Environmental Protection Act (MEPA) Certificate
TRAFFIC COUNT	73,000 ADT
VISIBILITY	Outstanding visibility from and access to Route 146
SELF STORAGE	A portion of the site is fully approved for 91,500 SF (3 stories) self storage
ASKING PRICE	\$150,000 per acre

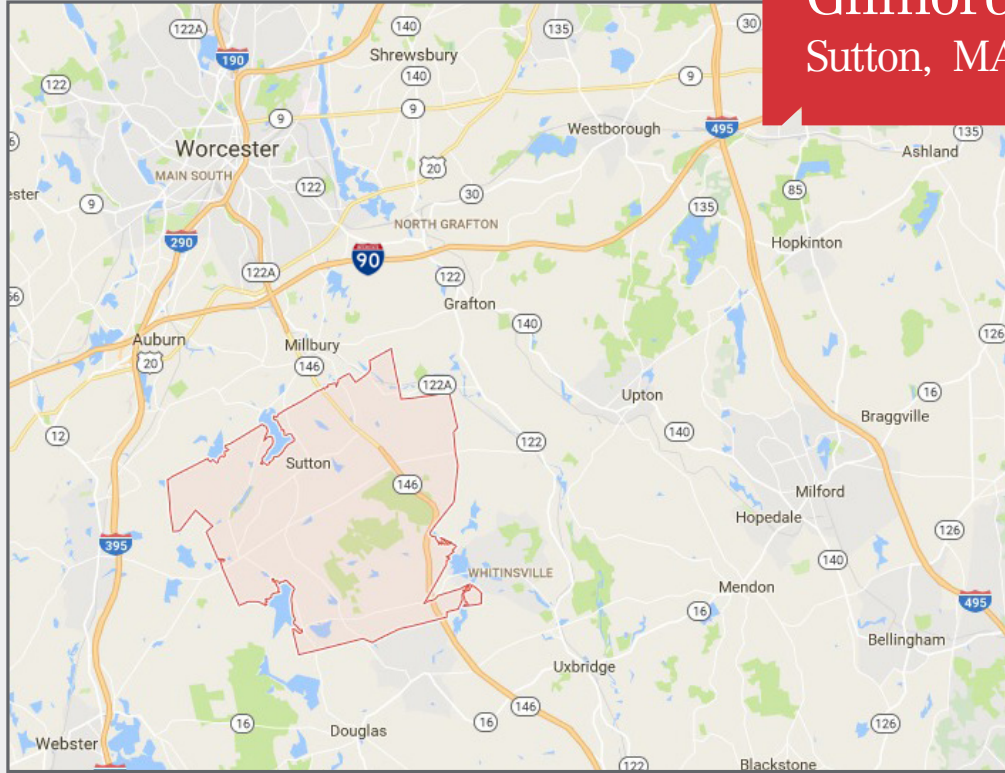


Gilmore Drive Sutton, MA



Location

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Driving Distances

DOWNTOWN WORCESTER	14.4 miles
I-90 (MASS PIKE)	13.8 miles
I-290	14.1 miles
I-395	11 miles
I-495	27.8 miles

