

# Hamilton Crossing

**Industrial/Commercial/Residential** | 400 Acres

Sturbridge, MA  
Holland, MA  
Union, CT

## Features

- + **Site:** I-84, Mashapaug Road, Holland Road and Haynes Street
- + **Acres:** 400
- + **Zoning:** Industrial/Commercial/Residential
- + **Price:** \$33,750/AC  
\$13,500,000
- + **Comments:** Direct access off Exit 74  
Industrial park potential  
Center of the Northeast



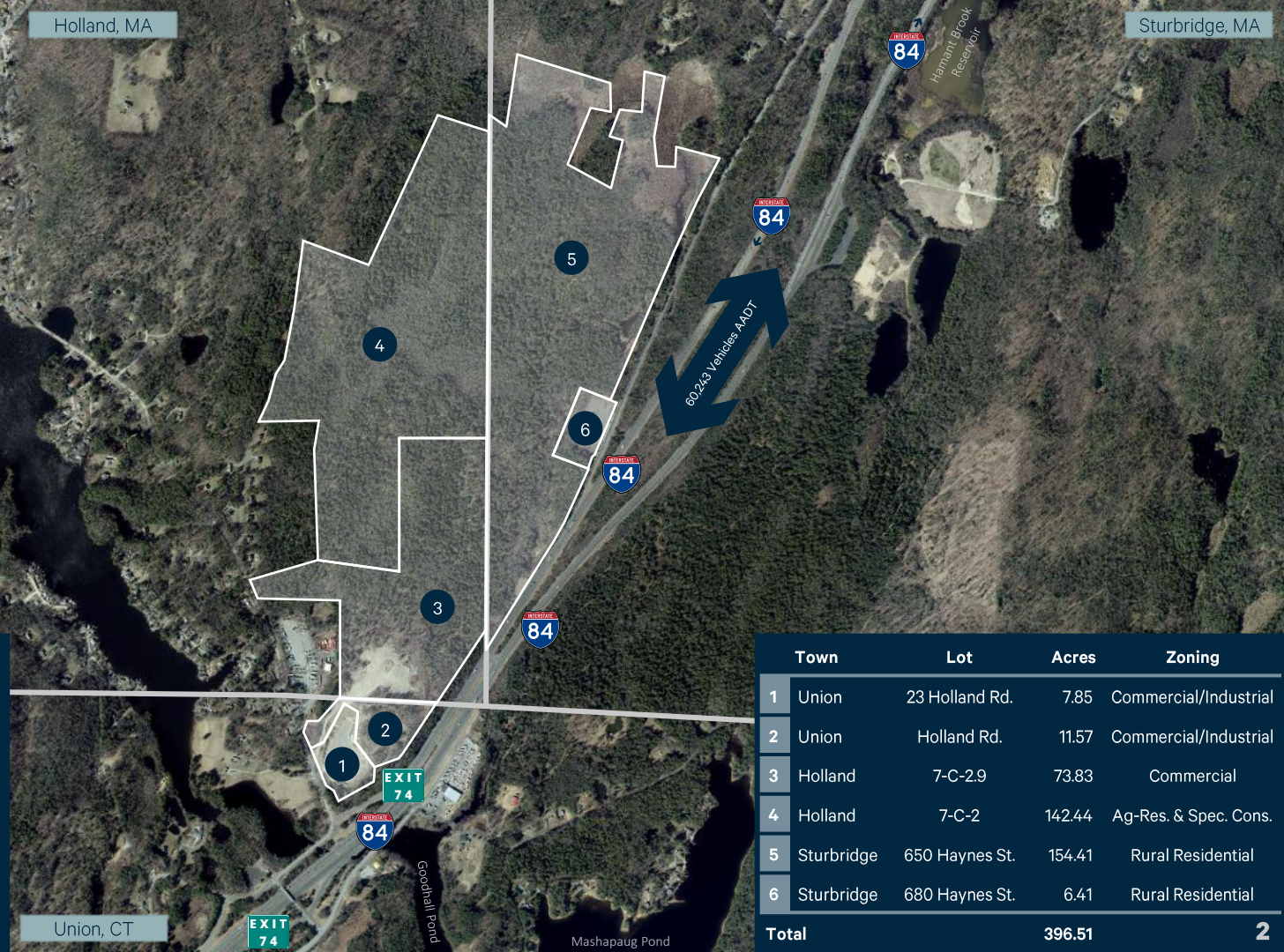
**CBRE**





# Property Overview

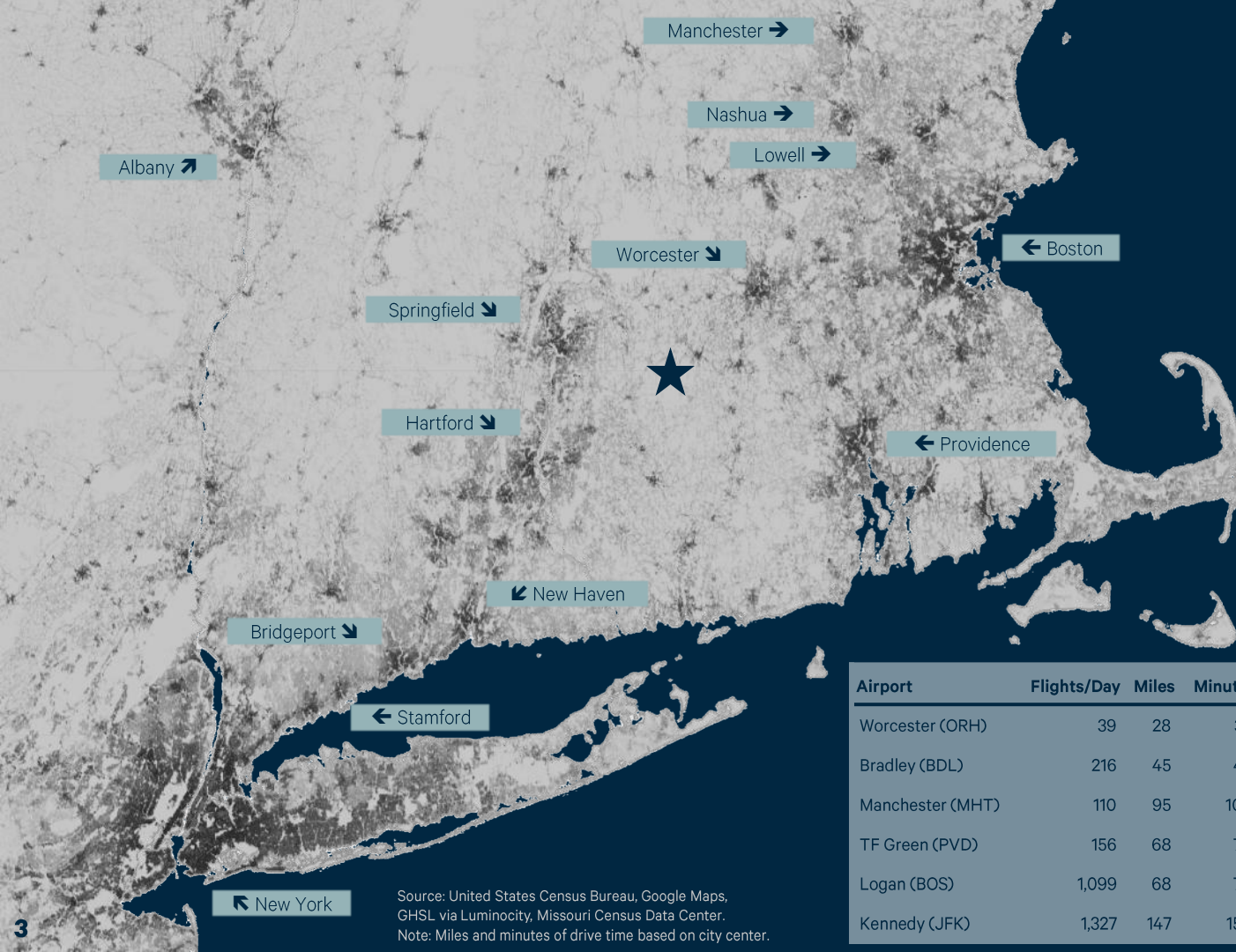
CBRE is pleased to offer for sale 400 acres comprised of 6 sites at Mashapaug Road in border line between Sturbridge MA, Holland MA & Union CT. Rare opportunity off Interstate 84 at Exit 74.



	Town	Lot	Acres	Zoning
1	Union	23 Holland Rd.	7.85	Commercial/Industrial
2	Union	Holland Rd.	11.57	Commercial/Industrial
3	Holland	7-C-2.9	73.83	Commercial
4	Holland	7-C-2	142.44	Ag-Res. & Spec. Cons.
5	Sturbridge	650 Haynes St.	154.41	Rural Residential
6	Sturbridge	680 Haynes St.	6.41	Rural Residential
Total			396.51	



# Centrally located at the crossroads of New England



City	Population	Miles	Minutes
Worcester, MA	205,000	28	30
Springfield, MA	154,000	35	45
Hartford, CT	121,000	35	35
Providence, RI	190,000	60	65
Boston, MA	651,000	66	66
New Haven, CT	139,000	72	65
Lowell, MA	114,000	72	65
Nashua, NH	91,000	85	85
Bridgeport, CT	148,000	88	85
Manchester, NH	115,000	104	95
Stamford, CT	136,000	110	105
Albany, NY	101,000	121	120
New York, NY	8,336,000	149	140

Airport	Flights/Day	Miles	Minutes
Worcester (ORH)	39	28	35
Bradley (BDL)	216	45	45
Manchester (MHT)	110	95	100
TF Green (PVD)	156	68	70
Logan (BOS)	1,099	68	70
Kennedy (JFK)	1,327	147	150

Source: United States Census Bureau, Google Maps,  
GHSL via Luminocity, Missouri Census Data Center.  
Note: Miles and minutes of drive time based on city center.

**10.0% of US population (33.3 m) within 150 miles**  
**23.4% of US population (77.4 m) within 500 miles**

# Expansive canvas with significant buffer zones

Note: property  
lines approximated.



A	Truck weigh station	D	On-site hi-rise platform	G	The Traveler Food & Books
B	Formerly Howard Johnson	E	On-site cell tower	H	Exit 74 interchange on I-84
C	Airstream RV Dealership	F	On-site stone quarry	I	Harvey truck & trailer repair

## Contact Us

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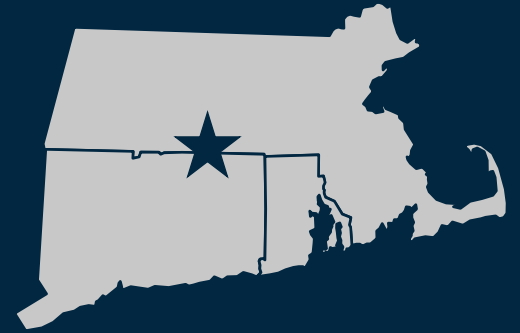
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