

INDUSTRIAL PROPERTY FOR LEASE

8 COLLETTE STREET

Grafton, MA 01560



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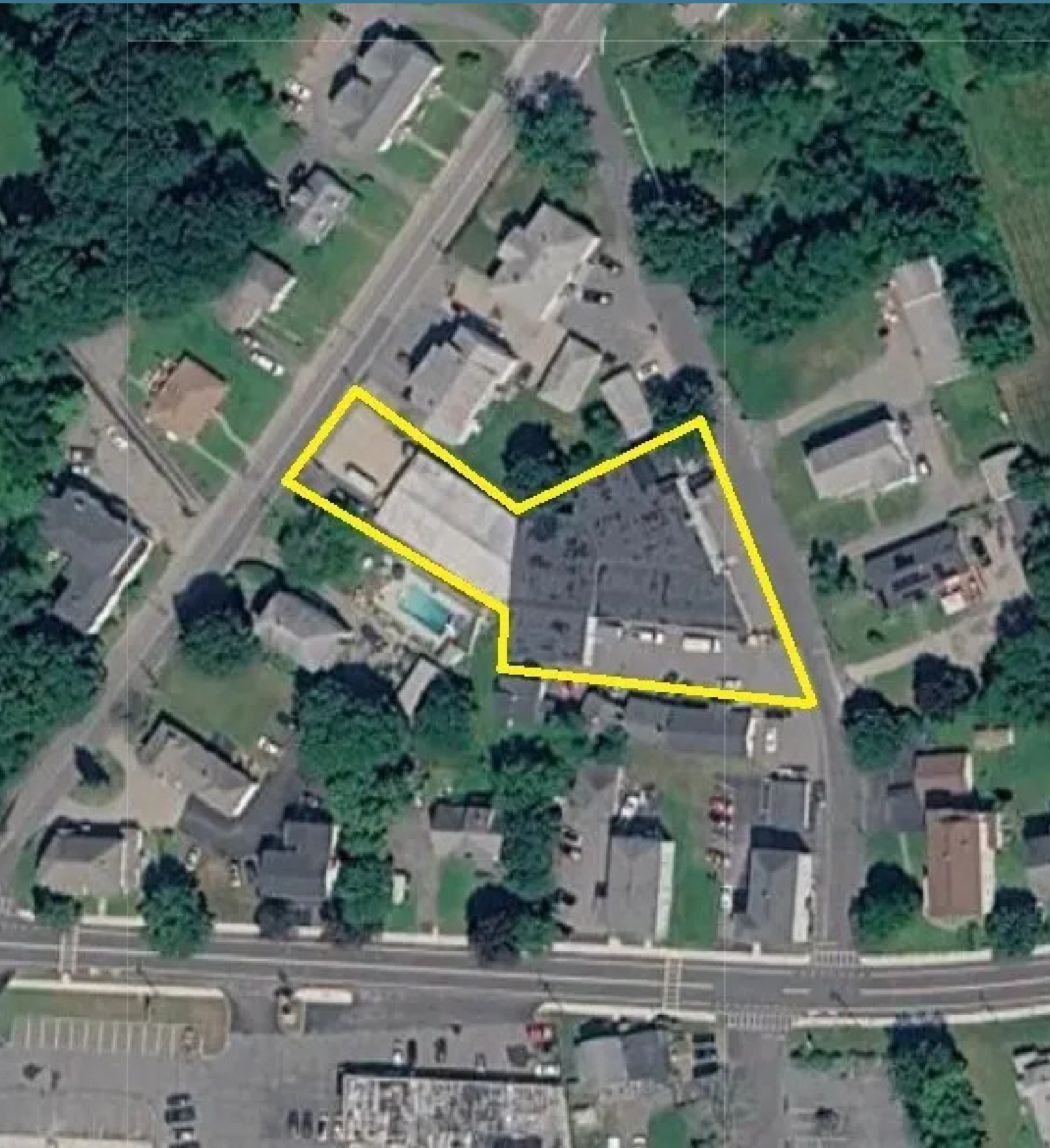
PROPERTY DESCRIPTION

Available for lease, 8 Collette Street offers a well-positioned industrial building totaling approximately 18,772 square feet in Grafton, MA, ideally situated with convenient access to Route 140, Route 122, and the Mass Pike (I-90). The property features 4 loading docks / drive-in doors, 10' ceiling heights, and ample on-site parking, making it well-suited for manufacturing, warehousing, or distribution use. Situated on a .65-acre lot. Contact us for full property details and to schedule a tour.

OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (NNN)
Available SF:	18,722 SF
Building Size:	18,722 SF
Loading:	3 Loading Docks, 1 Drive-In
Clear Height:	10'
Heat:	Gas

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,450	8,787	21,801
Total Population	3,808	23,222	57,234
Average HH Income	\$141,320	\$156,046	\$149,092



FOR LEASE • 8 COLLETTE STREET

Location Map

