



**NAI** Glickman Kovago & Jacobs

WAREHOUSE | MANUFACTURING FOR LEASE

**28 BOWDITCH DRIVE  
SHREWSBURY, MA**



## 28 BOWDITCH DRIVE SHREWSBURY, MA

### PROPERTY HIGHLIGHTS



- 41,040 SF warehouse/manufacturing facility
- Four (4) 2 & 4-ton cranes
- Compressed air lines throughout
- Ample power capacity
- Wet Sprinkler
- Suitable for warehouse or manufacturing use



### LOCATION HIGHLIGHTS



- 0.5 miles to I-290
- 6.5 miles to I-90
- 11 miles to I-495
- Route 9/146/20 access < 10 miles

### LEASE RATE:

Negotiable

|                                                                              |                                 |
|------------------------------------------------------------------------------|---------------------------------|
| Building Size:                                                               | 41,040 SF                       |
| Lot Size:                                                                    | 9.13 Acres                      |
| Office Size:                                                                 | 4,800 SF                        |
| Dock High Doors:                                                             | (4) Four                        |
| Drive In Bays:                                                               | (1) One                         |
| Cranes:                                                                      | (4) Four                        |
| Ceiling Height:                                                              | 20'                             |
| Power:                                                                       | 2,500 Amps - 480 Volt - 3 Phase |
| Zoning:                                                                      | LIM IN                          |
| Utilities:                                                                   |                                 |
| <ul style="list-style-type: none"><li>• Heat</li><li>• Water/Sewer</li></ul> | Natural Gas Heat<br>Town        |



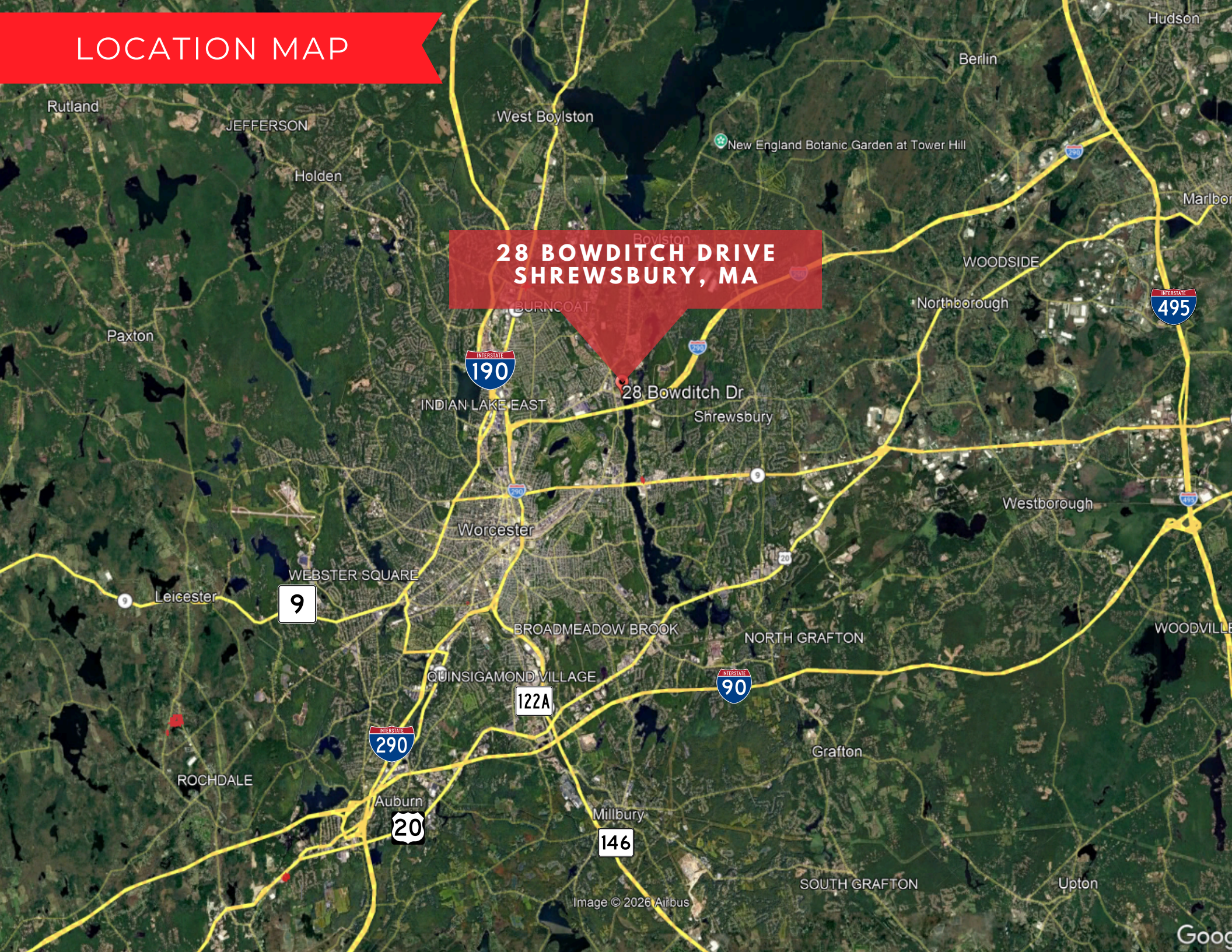
PROPERTY BOUNDARY

**28 BOWDITCH DRIVE  
SHREWSBURY, MA**





# LOCATION MAP



**28 BOWDITCH DRIVE  
SHREWSBURY, MA**

28 Bowditch Dr

Shrewsbury

INDIAN LAKE EAST

Worcester

WEBSTER SQUARE

Leicester

BROADMEADOW BROOK

NORTH GRAFTON

QUINSIGAMOND VILLAGE

122A

ROCHDALE

Auburn

20

Millbury

146

Grafton

SOUTH GRAFTON

Upton

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Google



# PHOTOS





AERIAL

28 BOWDITCH DRIVE  
SHREWSBURY, MA





MARKETED EXCLUSIVELY BY:

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**BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION**

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