

NAI Glickman Kovago & Jacobs



+/- 6 ACRES AVAILABLE FOR SALE

**1061 QUAKER HIGHWAY
UXBRIDGE | MA**

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Asking Price: \$495,000

Zoning: IND-B

Lot Size: 5.79 Acres



5.79 Acres for Sale

Ideal for IOS, manufacturing, light distribution & more

Prime Location on Route 146-A, less than 0.5 miles from the Rhode Island border

Interstate Access supports regional and multi-state operations

LOCATION MAP

DISTANCE

0.4 mi from RI Border
0.5 mi from I-98
1.5 mi from Route 146 and Route 16
2 mi from Route 122

CORPORATE

CVS Corporate Headquarters: 15 mi
BJs Wholesale Distribution Center: 1 mi
Medline Industries: 2 mi
H&M Bay: 3 mi
National Grid: 10 mi
Cresco Labs: 2 mi
Nature Medicines Dispensary: 0.1 mi

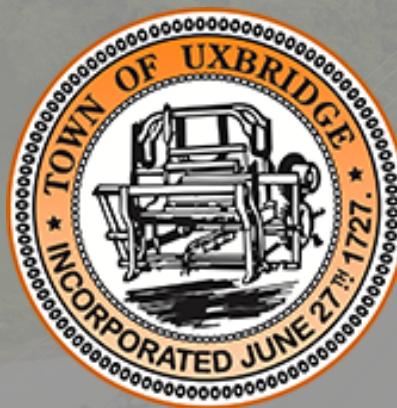
RETAIL

McDonalds: 1 mi
Dunkin Donuts: 1 mi
Hannaford Supermarket: 2 mi
Walmart Supercenter: 4.2 mi
Shaw's Supermarket: 6 mi

- **Strategic Positioning:** 1061 Quaker Highway benefits from direct access to Route 146A and quick connectivity to Route 146, a major highway linking Worcester, MA to Providence, RI. The property is located less than half a mile from the Rhode Island border, offering an ideal location for interstate logistics, regional distribution, and commercial operations that rely on efficient transportation routes.
- **Industrial Growth Hub:** Uxbridge is emerging as a prominent industrial hub, with major developments like the 607,000+ SF Uxbridge Distribution Center and the expansive \$100 million Business Park of Uxbridge attracting large-scale investment. These developments signal a strong commitment from both public and private sectors to support industrial expansion, making the area increasingly attractive to manufacturers and logistics firms.
- **Community and Workforce Advantages:** The region offers access to a reliable, skilled workforce fueled by nearby educational institutions and technical training centers. Local economic development efforts aim to bring hundreds of new jobs to the area, reinforcing a stable labor market and a supportive climate for industrial business growth.



Emerging Industrial
Growth Hub

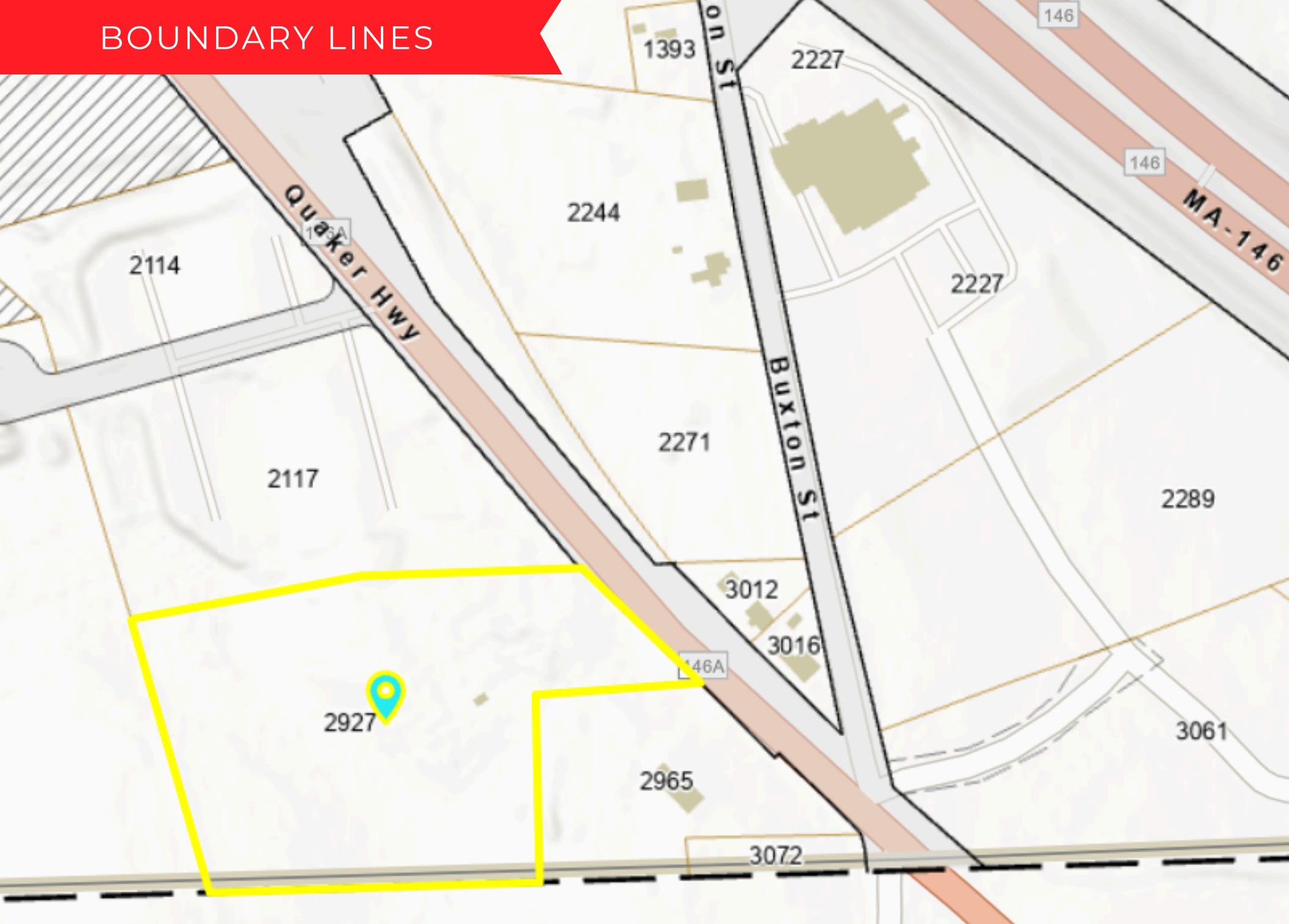


Skilled Workforce
Community

AERIAL PHOTOS



BOUNDARY LINES



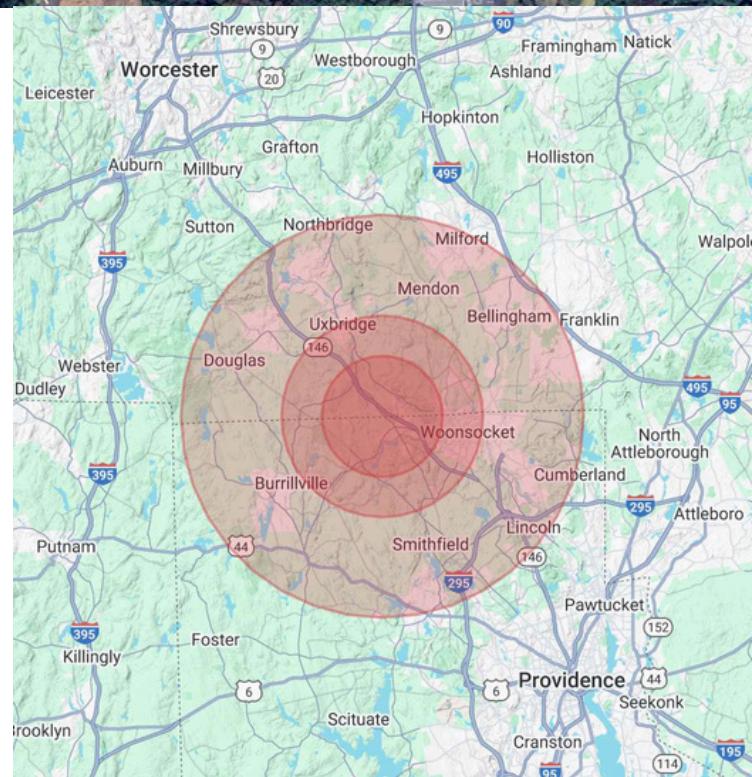
DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
Total Population	14,634	56,592	208,033
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	45	43	43

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	5,826	23,058	81,649
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$123,925	\$111,880	\$129,504
Average House Value	\$488,227	\$431,687	\$476,004

Demographics data derived from AlphaMap



CONTACT US



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