

NAI Glickman Kovago & Jacobs

+/- 6 ACRES AVAILABLE FOR SALE

1061 QUAKER HIGHWAY
UXBRIDGE | MA

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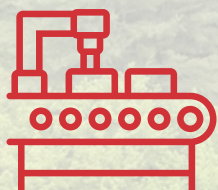
Asking Price: \$495,000

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 Corportate
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

LOCATION OVERVIEW

- **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:** Tucked 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

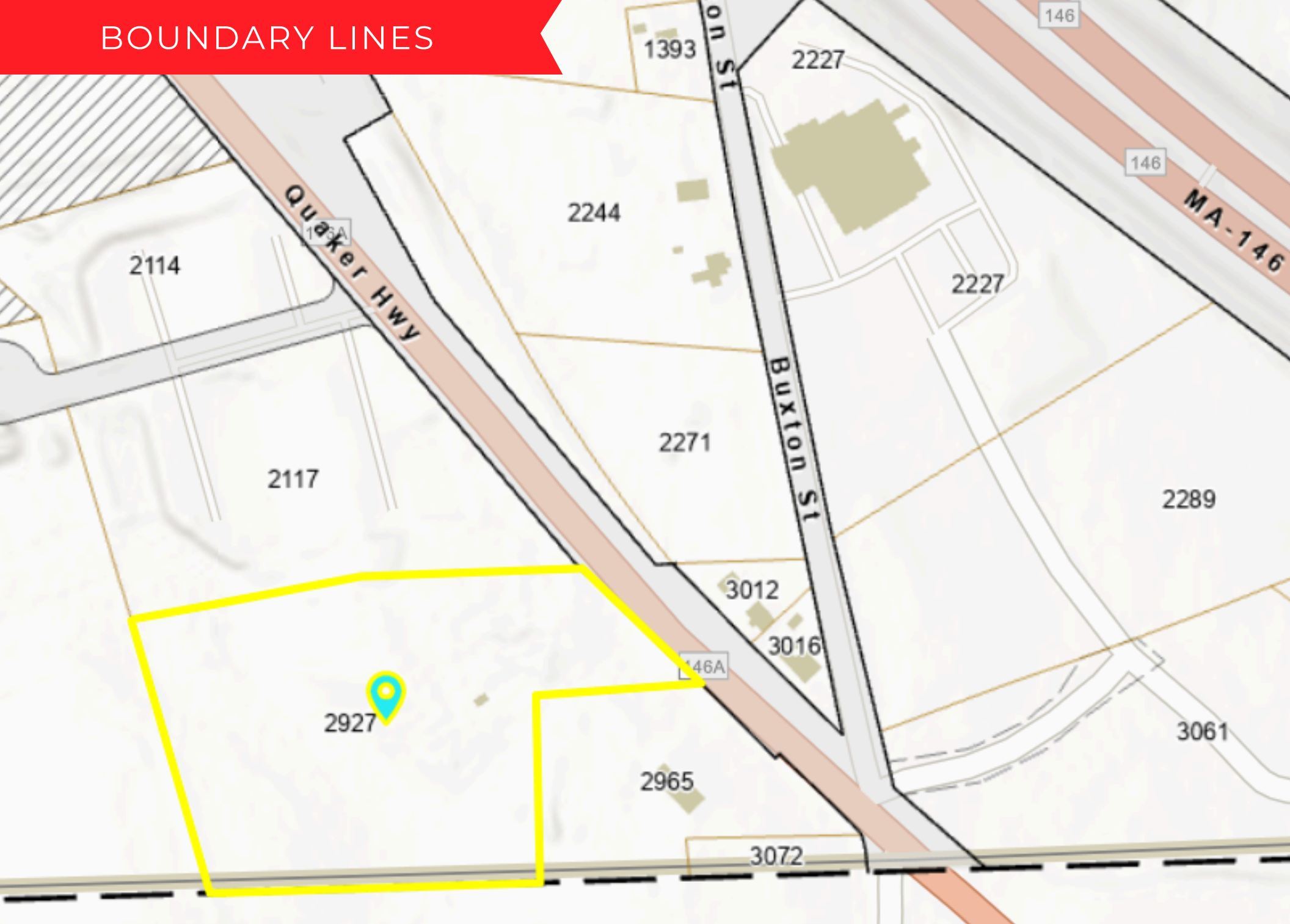


Skilled Workforce
Community

AERIAL PHOTOS



BOUNDARY LINES



DEMOGRAPHICS

1061 Quaker Hwy

146

Central St

CONTACT US



LEXI BRISSETTE
Vice President

508-868-6182
abrissette@glickmankovago.com

An aerial photograph of a road intersection in Uxbridge, MA. The road is paved and has yellow lane markings. There are several cars on the road. To the left of the road is a large area of dense green trees. To the right of the road is a grassy area with some buildings and more trees. A large red diagonal overlay covers the left side of the image.

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com

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