

FOR LEASE

890 BOSTON TURNPIKE Shrewsbury, MA

- **3,323** Square Feet
- Automotive Service Shop

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Building Overview

890 Boston Turnpike in Shrewsbury is a 3,323 SF automotive service facility that has 275' of frontage on Route 9 East. The building is ideally situated, allowing passenger vehicles to easily access Route 20 and I-495 and provides fantastic visibility for passenger vehicles commuting east. There are many retail amenities nearby that draw the nearly 20,000 daily vehicles such as Home Depot, CVS, India Market, Walmart, BJ's, and Wegmans.

The service facility is in the middle of the Route 9's car dealerships which gives any future tenant maximal exposure to new clientele. The property has been well maintained, and any lessee can step into a boat sales license as well as an inspection license.

Property Highlights



(3) 12' & (2) 14'
Drive-in Doors



20,000 +/- ADT
Traffic Count



275' of Rte 9 East
Frontage

Property Specifications

Total Size: 3,323

Total Available: 3,323 RSF

Ceiling height: 14'

Drive-in doors: (3) 12' doors,
(2) 14' doors

Power: 3 Phase

Type: Automotive Service Shop

Building Construction: Block

Utilities: Private Septic, Town Water, Oil Heat

Year built: 1965

Zoning: APT

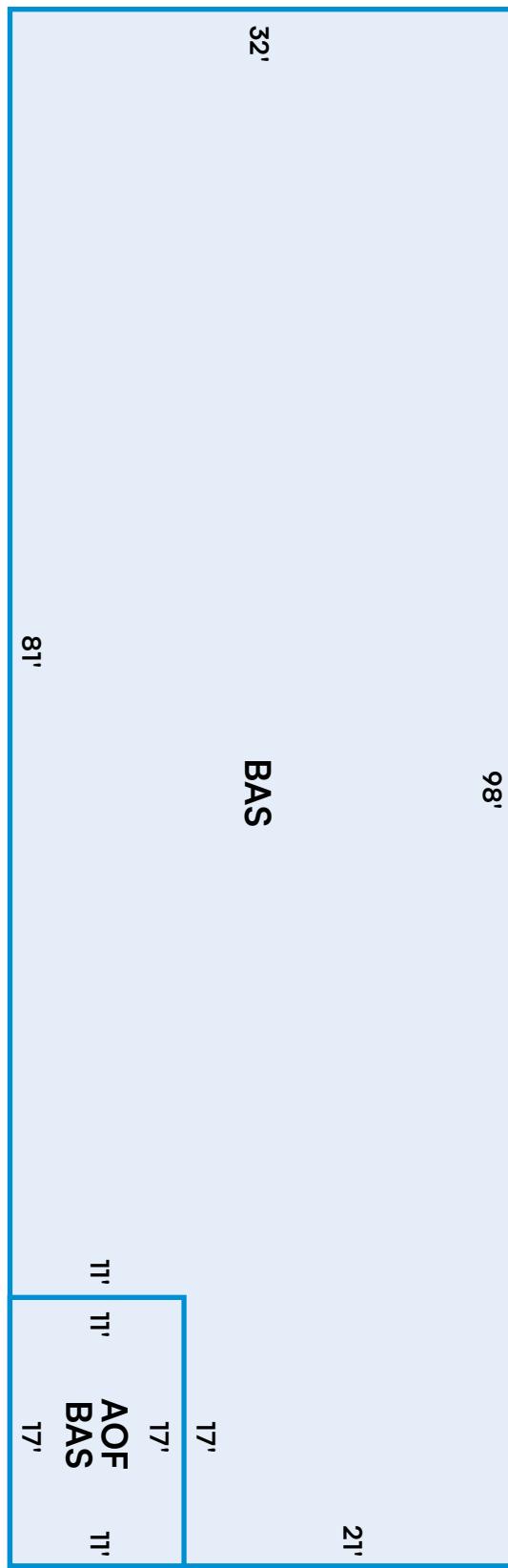
Frontage: 275'

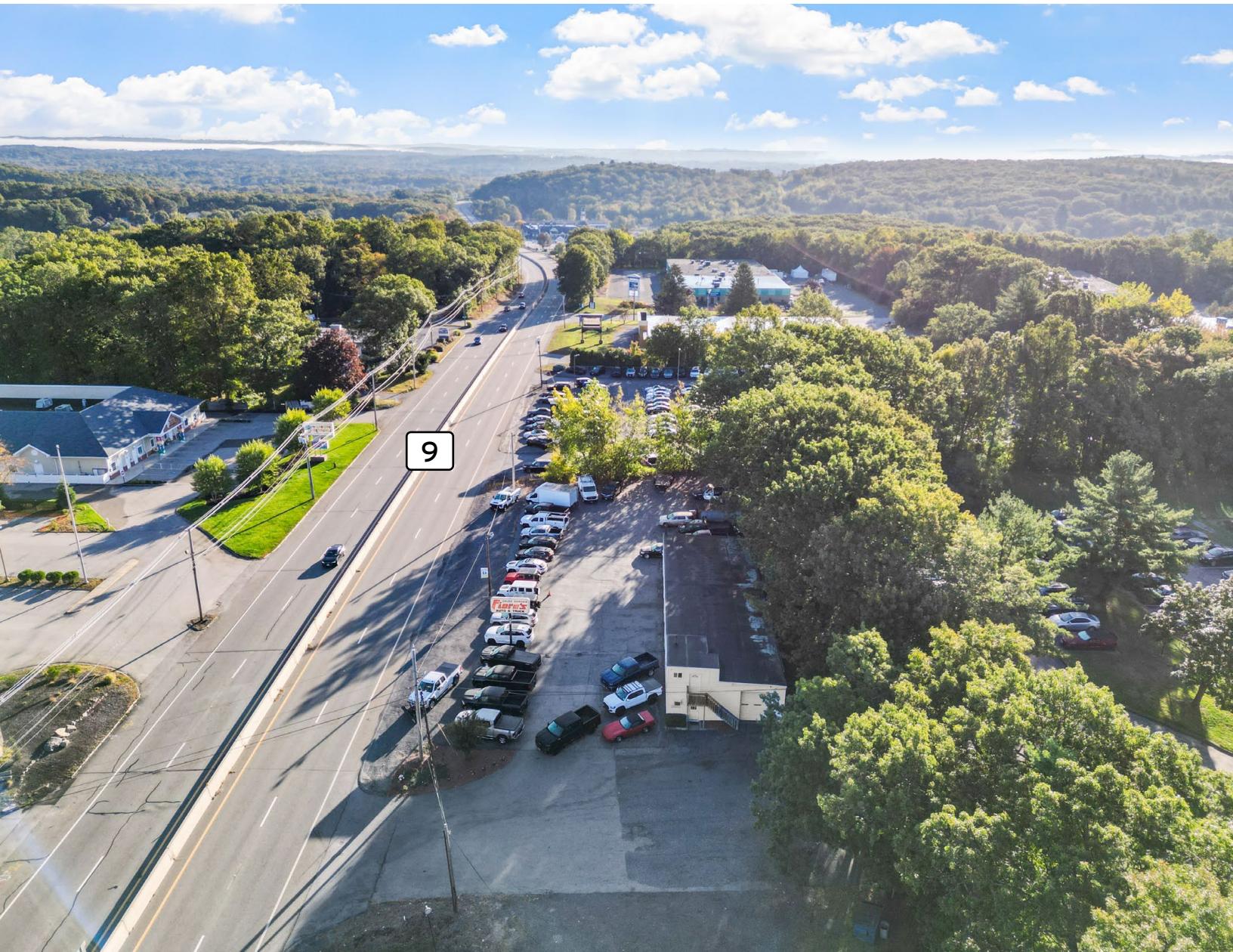
Stories: 2

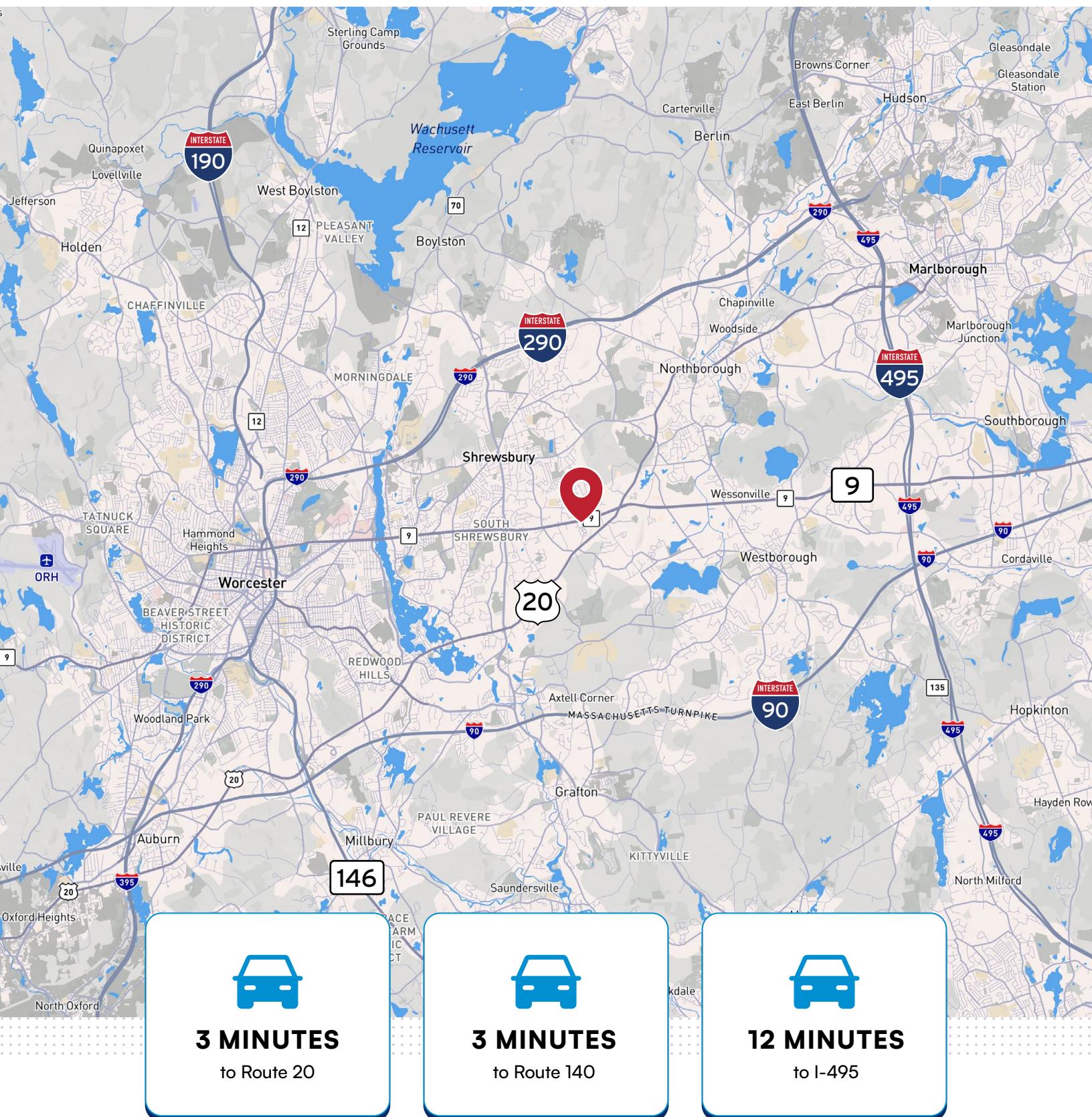
Lot Size: 0.48 Acres

Traffic Count: 20,000 +/- ADT









Area Highlights

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.