

FOR LEASE
84,000 Square Feet
1537 Grafton Road, Millbury, MA



FIELDSTONE
Commercial Properties Inc.



NATE NICKERSON

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Building Overview

Located immediately off of I-90, this newly reconstructed 84,000 square foot industrial facility offers 36' clear heights, and ample outdoor storage. Designed for high-capacity manufacturing and warehousing, the facility features extensive loading options, crane rails (supporting up to 20 tons), and a robust power supply. Each warehouse area is clear span, allowing for unobstructed space that enhances operational flexibility and efficiency.

Highlights:

- 1,600 Amps 480v 3 Phase
- 16'-36' Clear Height
- 5.7 Acres Zoned Industrial
- Clear Span Warehouse
- Crane Rails in Place: up to 20 ton
- (7) Drive-in Doors
- (6) Loading Dock

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.

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Property Specifications

Year Built: 2024

Total Size: 84,000 SF

Available: 30,000 SF - 84,000 SF

Type: Manufacturing/Warehouse

Column Spacing: Clear Span

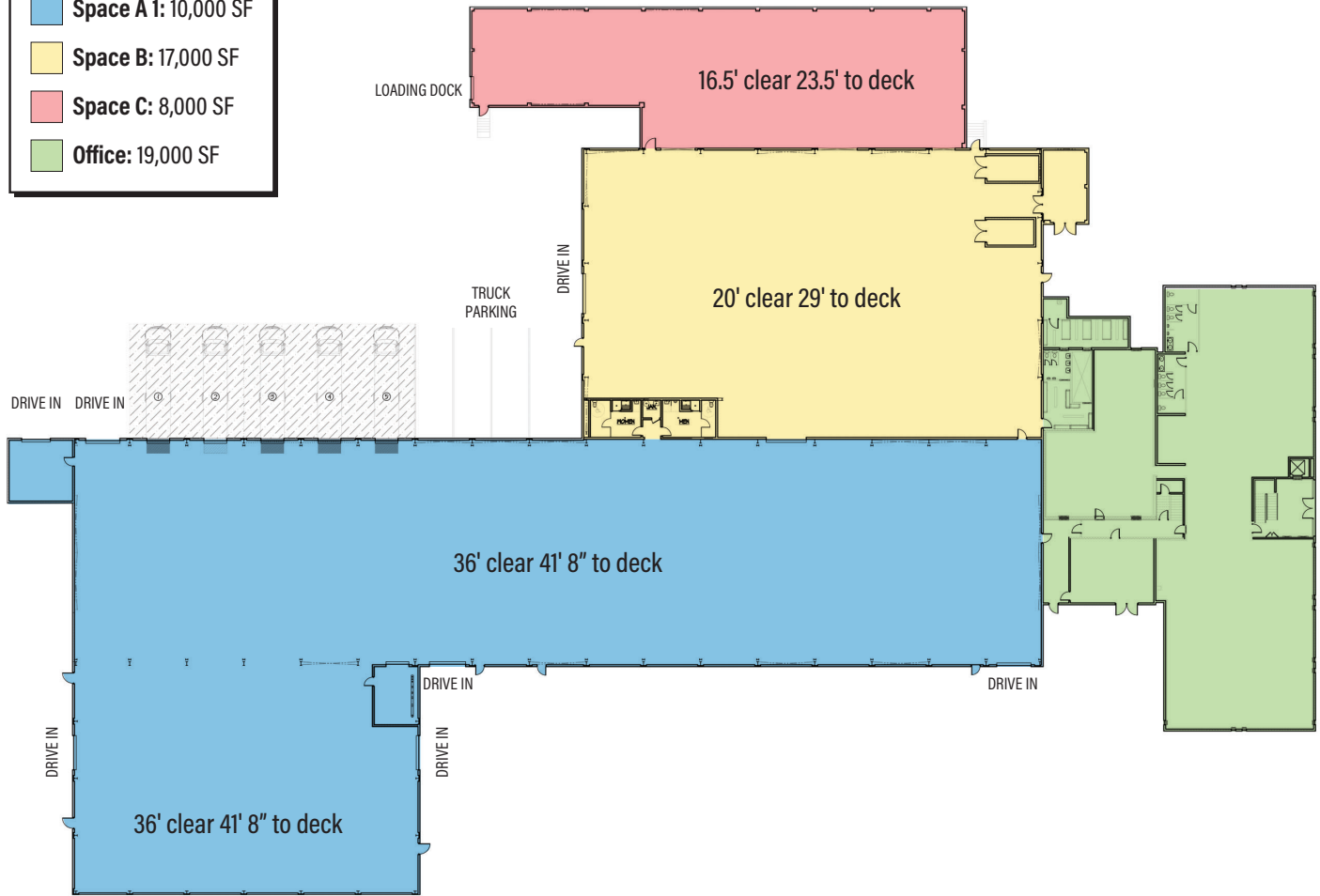
Parking/Yard: +/- 2.1 acres
(115+ parking spaces)

Sprinklers: Wet System

Water/Sewer/Gas: Municipal

Floor Plan

- Space A: 30,000 SF
- Space A 1: 10,000 SF
- Space B: 17,000 SF
- Space C: 8,000 SF
- Office: 19,000 SF



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Aerial View




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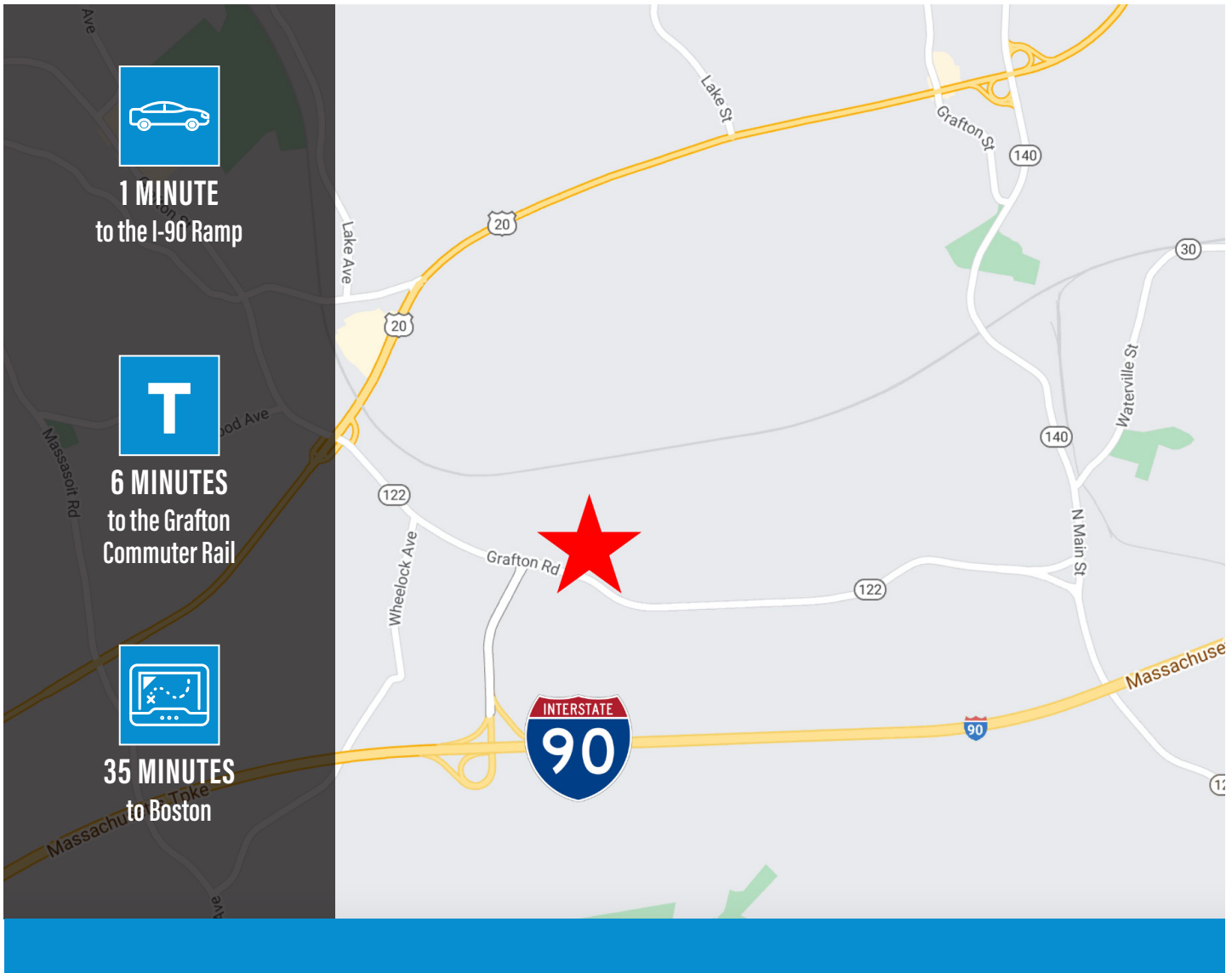
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Key Highlights of the Area



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