910 BOSTON TURNPIKE
SHREWSBURY, MA

36,900 SF CLASS A FLEX & RETAIL BUILDING FOR SALE

OFFERING MEMORANDUM

15' CLEAR HEIGHT
16,900 SF LEASED
20,000 SF AVAILABLE

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

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CORFAC INTERNATIONAL

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THE OFFERING

As the exclusive agent, The Stubblebine Company/ CORFAC International is pleased to offer for sale 910 Boston Turnpike, Shrewsbury, MA, a 36,900 SF Class A, single-story Flex/Industrial building. 16,900 SF is leased to three (3) tenants and 20,000 SF of contiguous high quality space which can be occupied by an owner occupant.

Strategically located on Route 9 (East bound lane) the subject property is ideally situated close to Route 495, Route 290, Route 20, and the Mass Pike.

PROPERTY SPECIFICATIONS

3.79 Acres

15'
Clear Height

36,900 SF

$6,950,000

10 Exterior
Loading Docks

INVESTMENT HIGHLIGHTS

Stable cash-flow with significant upside potential
- 16,900 SF leased: 3 tenants
- 20,000 SF available

Superior Location
- Located right on Route 9 (East-Bound Lane)
- 5 Miles to I-290
- 6.8 Miles to I-90
- 7.5 Miles to Worcester
- 8 Miles to I-495

Parking
- Tremendous parking in front of and behind building

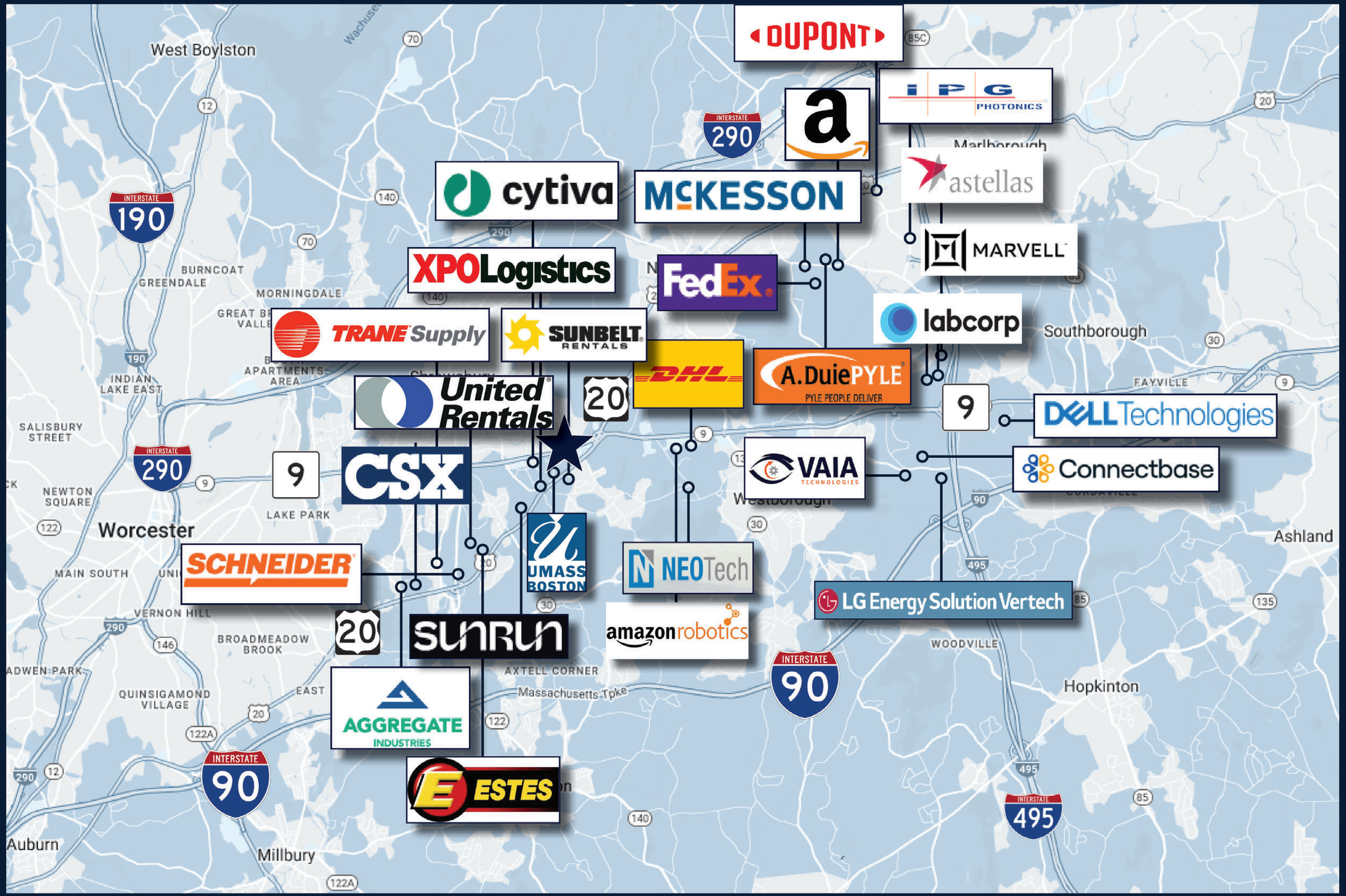
Excellent Demographics
- Population of 453,999 within a 10-mile radius
- $154,699 average household income within a 3-mile radius

Large Traffic Count
- Almost 50,000 Cars Per Day
- Anchored by Wegman's and Price Chopper (6 Minutes /1.8 - 2.5 Miles)

New Roof
- New portion of roof is almost completed and comes with a 20-year warranty
- Rest of the roof is in great shape with a 5-year warranty

EXIT

910 Turnpike Road
Springtide
Up Up and Play Academy
BAY STATE PHYSICAL THERAPY
910
Up Up and Play Academy


DUPONT
iPG PHOTONICS
cytiva
McKESSON
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MARVELL
XPOLogistics
FedEx
labcorp
TRANE Supply
SUNBELT RENTALS
DHL
A.DuiePYLE
PYLE PEOPLE DELIVER
United Rentals
DELL Technologies
VAIA TECHNOLOGIES
Connectbase
CSX
SCHNEIDER
UMASS BOSTON
NEOTech
amazonrobotics
LG Energy Solution Vertech
SUNRUN
AGGREGATE INDUSTRIES
ESTES
West Boylston
Worcester
Marlborough
Southborough
Ashland
Hopkinton
Auburn
Millbury
BURNCOAT
GREENDALE
MORNINGDALE
INDIAN LAKE EAST
SALISBURY STREET
NEWTON SQUARE
LAKE PARK
MAIN SOUTH
VERNON HILL
BROADMEADOW BROOK
QUINSIGAMOND VILLAGE
EAST
AXTELL CORNER
WOODVILLE
FAYVILLE
Massachusetts Tpke
INTERSTATE 190
INTERSTATE 290
INTERSTATE 90
INTERSTATE 495
20
9

ABOUT SHREWSBURY

The Town of Shrewsbury of Worcester County is located in Central Massachusetts adjacent to Worcester, the second largest city in New England. Shrewsbury is known to have a great school system, making it a popular choice for families seeking a nurturing environment for education. The community spirit thrives through a variety of events and festivals held throughout the year, fostering a strong sense of belonging among its diverse population.

Strategically located near major highways, Shrewsbury offers easy access to Worcester's cultural amenities and Boston's vibrant city life, making it an ideal home for those who appreciate both suburban tranquility and urban opportunities.

Shrewsbury has historically been known for industries like textiles and shoe manufacturing, Shrewsbury has evolved into a hub for diverse industrial sectors. The town's industrial landscape is characterized by a mix of advanced manufacturing facilities, technology-driven enterprices, and biotech companies. These industries benefit from Shrewsbury's strategic location near major transportation routes, including Interstate 290 and Route 9, facilitating easy access to regional and national markets.

The town's commitment to economic development is evident through initiatives aimed at attracting and supporting businesses. Shewsbury's business-friendly environment, coupled with its skilled workforce and proximity to research institutions like Worcester Polytechnic Institute and the University of Massachusetts Medical School, fosters innovation and growth.

SHREWSBURY INDUSTRIAL MARKET REPORT

OVERVIEW

12 MONTH NET ABSORPTION IN SF	906K
VACANCY RATE	7.0%
MARKET ASING RENT GROWTH	4.5%

UNDER CONSTRUCTION PROPERTIES

PROPERTIES	13
SQUARE FEET	4,208,142
PERCENT OF INVENTORY	4.3%
PRELEASED	78.4%

SALES PAST 12 MONTHS

SALE COMPARABLES	89
AVERAGE CAP RATE	7.7%
AVERAGE PRICE/SF	$160+
AVERAGE VACANCY AT SALE	7.1%

2023 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	41,246	111,697	453,999
Average HH Income	$154,699	$135,696	$109,632
Median Home Value	$466,858	$423,877	$362,312

TENANT OVERVIEW

UP UP AND PLAY DAY CARE

OWNER OPERATED DAYCARE CENTER WITH CERTIFIED TEACHERS WITH SEVERAL LEVELS OF LEARNING FROM INFANT TO KINDERGARTEN. THERE IS EXTREMELY LOW TURNOVER OF TEACHING STAFF. THEY HAVE THREE LOCATIONS, TWO IN SHREWSBURY, AND ONE IN MILLBURY.

SPRINGTIDE CHILD DEVELOPMENT

PROVIDES COMPREHENSIVE CARE PROGRAMS FOR CHILDREN AND ADOLESCENTS WITH AUTISM AND OTHER BRAIN CONDITIONS INCLUDING MEDICAL CARE, BEHAVIORAL ANALYSIS, DEVELOPMENTAL THERPIES, AND COUNSELING. THIER FACILITY SPANS 12 TREATMENT ROOMS, AN INDOOR GYM, WAITING AREA, AND PARKING. SPRINGTIDE HAS 25 LOCATIONS OPERATING ACROSS THE UNITED STATES.

BAY STATE PHYSICAL THERAPY OF RANDOLPH, INC.

IS PART OF THE LARGEST NETWORK OF PHYSICAL THERAPIST-OWNED AND OPERATED ORTHOPEDIC CLINICS PROVIDING BEST-IN-CLASS PHYSICAL THERAPY SERVICES FOR OVER 30 YEARS. THEY DELIVER PATIENT-FOCUSED MUSCULOSKELETAL CARE WITH OVER A DOZEN SPECIALTIES TO CLIENTS AT MORE THAN 120 LOCATIONS IN THE NORTHEAST.

LEASE DETAILS*

UP UP AND PLAY DAY CARE

UNIT SF	6,158 SF
RENEWAL OPTIONS	TWO (5) YEAR EXTENSIONS WITH 12 MONTHS NOTICE

SPRINGTIDE CHILD DEVELOPMENT

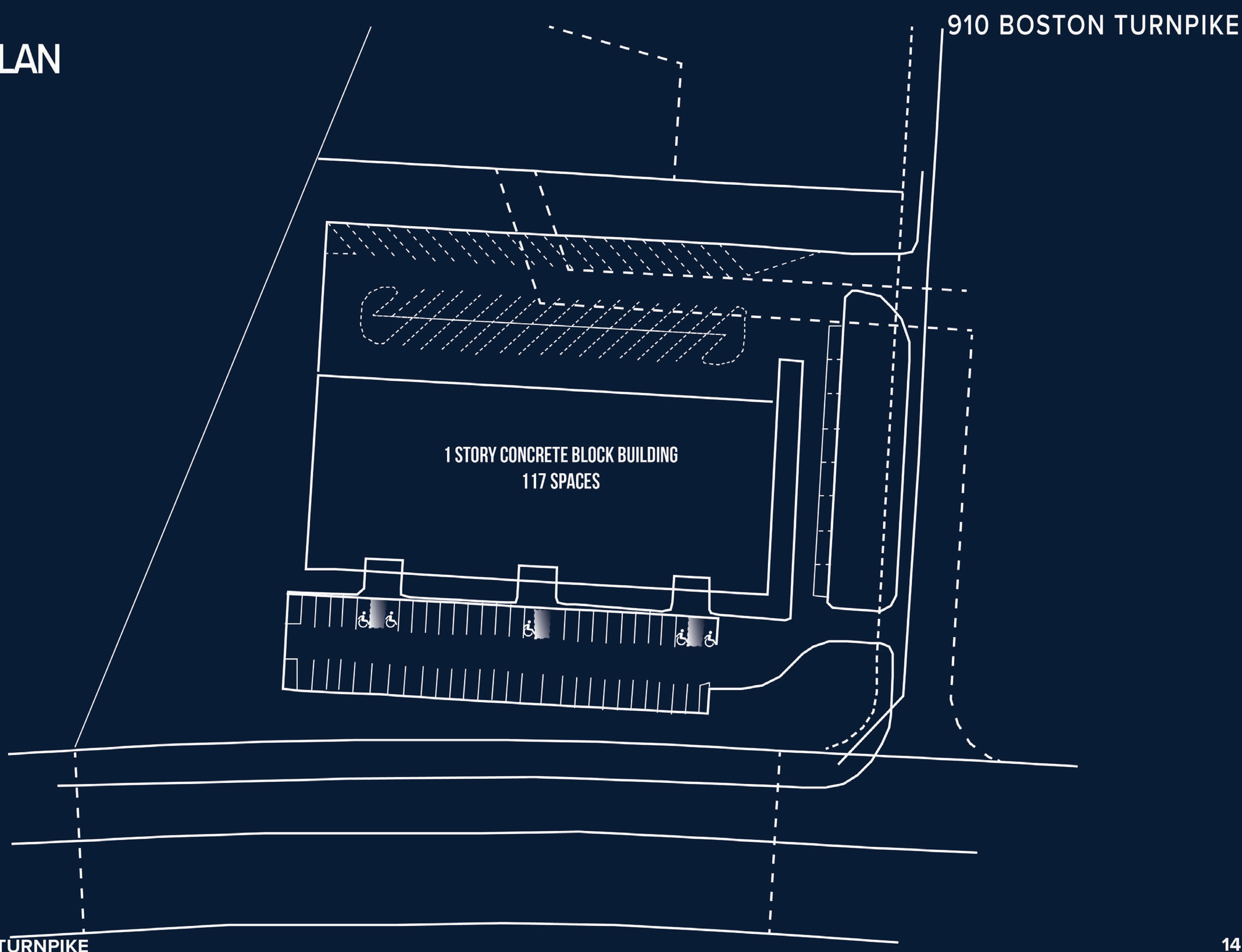
UNIT SF	6,165 SF
RENEWAL OPTIONS	TWO (5) YEAR EXTENSIONS WITH 9 MONTHS NOTICE

BAY STATE PHYSICAL THERAPY OF RANDOLPH, INC.

UNIT SF	3,970
RENEWAL OPTIONS	TWO (5) YEAR EXTENSIONS

*Rent Roll Available Upon Request

PARKING PLAN



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FOR SALE

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"Local Expertise, Unparalleled On The East Coast"