# 910 BOSTON TURNPIKE SHREWSBURY, MA

37,800 SF CLASS A FLEX BUILDING FOR SALE

OFFERING MEMORANDUM



### EXCLUSIVELY LISTED BY:

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### PROPERTY SPECIFICATIONS







10 Exterior Loading Docks

### INVESTMENT HIGHLIGHTS

Stable cash-flow with significant upside potential

- 17,000 SF leased: 3 tenants
- 20,000 SF available

#### **Superior Location**

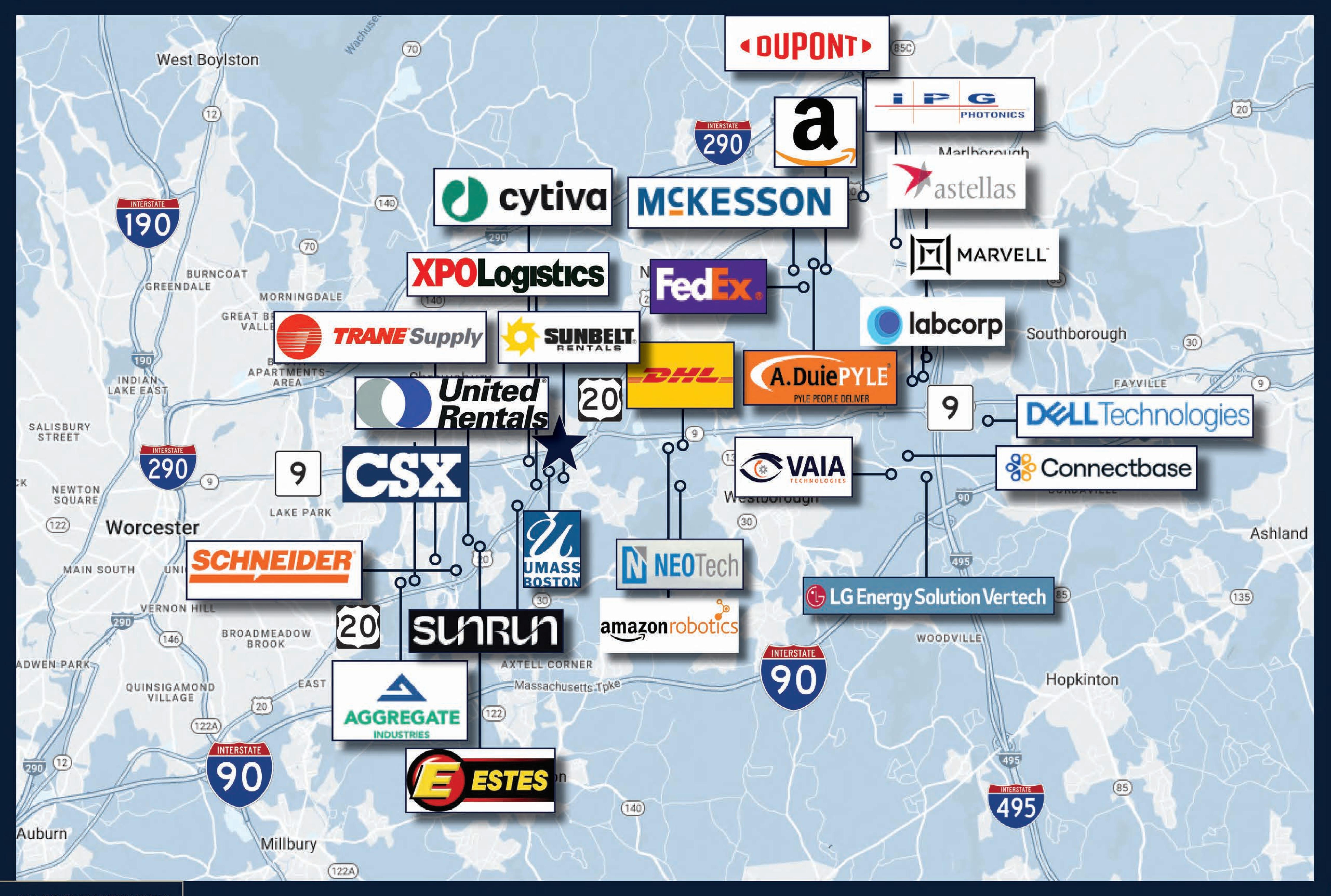
- Located right on Route 9 (East-Bound Lane)
- 5 Miles to I-290
- 6.8 Miles to I-90
- 7.5 Miles to Worcester
- 8 Miles to I-495

#### Excellent Demographics

- Population of 175,668 within a 10-mile radius
- \$154,699 average household income within a 3-mile radius







### 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

| 01 | /F | /IF              | W |
|----|----|------------------|---|
|    |    | All Complete was |   |

| 12 MO DELIV | VERIES IN SI |            | 2.4M |
|-------------|--------------|------------|------|
| 12 MONTH N  | NET ABSORF   | TION IN SF | 306K |
| VACANCY RA  | NTE          |            | 7.0% |
| MARKET AS   | ING RENT GE  | ROWTH      | 4.5% |

#### UNDER CONSTRUCTION PROPERTIES

| Mary Mary | PROPERTIES 13             |              |
|-----------|---------------------------|--------------|
|           | SQUARE FEET 4,208,142     |              |
|           | PERCENT OF INVENTORY 4.3% |              |
|           | PRELEASED 78.4%           | THE PARTY OF |

#### SALES PAST 12 MONTHS

| SALE COMPARABLES 89          |   |
|------------------------------|---|
| AVERAGE CAP RATE 7.79        | 6 |
| AVERAGE PRICE/SF \$11        | 9 |
| AVERAGE VACANCY AT SALE 7.19 | 6 |

| DEMOGRAPHICS        | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 14,886    | 42,469    | 175,668   |
| # of Persons per HH | 2.7       | 2.5       | 2.5       |
| Average HH Income   | \$154,699 | \$135,696 | \$109,632 |
| Median Home Value   | \$466,858 | \$423,877 | \$362,312 |

## TENANT OVERWEW

### \*LEASE DETAILS

#### 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.

Up Up and Play

UNIT SF LEASE EXPIRATION DATE

RENEWAL OPTIONS

6,158 SF 12/31/26 TWO (5) YEAR EXTENSIONS WITH 12 MONTHS NOTICE

### SPRINGTIDE CHILD DEVELOPMENT

PROVIDES COMPREHENSIVE CARE PROGRAMS FOR CHILDREN AND AD-OLESCENTS 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 LO-CATIONS OPERATING ACROSS THE UNITED STATES.



UNIT SF LEASE EXPIRATION DATE RENEWAL OPTIONS

4,775 SF 6/14/32 TWO (5) YEAR EXTENSIONS WITH 9 MONTHS NOTICE

#### 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.

BAY STATE
BUYERAN THERAPY

PHYSICAL THERAPY

UNIT SF LEASE EXPIRATION DATE RENEWAL OPTIONS

5,360 10/31/27 TWO (5) YEAR EXTENSIONS

\*Rent Roll Available Upon Request

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