GRAFTON LOGISTICS CENTER

232 Worcester Street, Grafton, MA 01536

FULLY PERMITTED AND APPROVED



For Sale or Build-to-Suit

- 232 Worcester Street - Grafton, MA
- Priority Development Overlay District
- For Sale or Build-to-Suit
- 26.2 AC./Up to 331,700 SF (Subdividable)
- 0.5 Miles to I-90 @ Exit 96
- Multiple Uses Allowed
- 50 Mile Population - 7.76 Million
- I-91 54 Miles / 51 Minutes
- I-84 20 Miles / 19 Minutes
- I-495 14 Miles / 12 Minutes

- Available: Up to 331,700 SF
- Loading Configuration: Build-to-Suit
- Office Size: Build-to-Suit
- Building: 1,070’ x 310’
- Loading Docks: 65
- Drive-in Doors: One
- Lighting: LED Fixtures
- Clear Height: Build-to-Suit
- Fire Protection: ESFR
- Zoning: Industrial/Light Industrial

Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017

EASTERN RETAIL PROPERTIES

CHURCHILL & BANKS

Phone 781.849.9010 • Fax 781.849.9050 • www.easternretail.com • 25 Braintree Hill Office Park, Suite 404 • Braintree, MA 02184

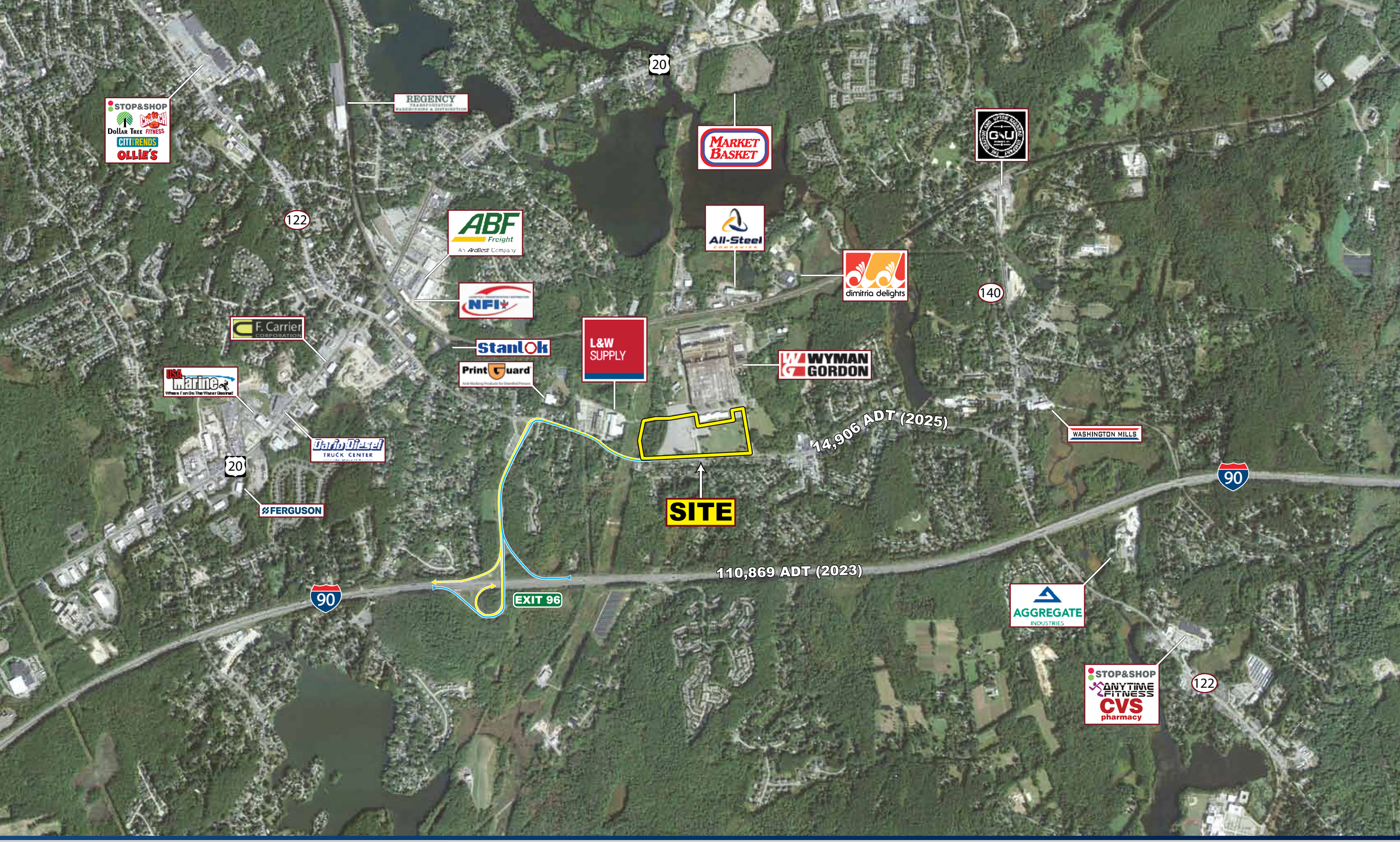


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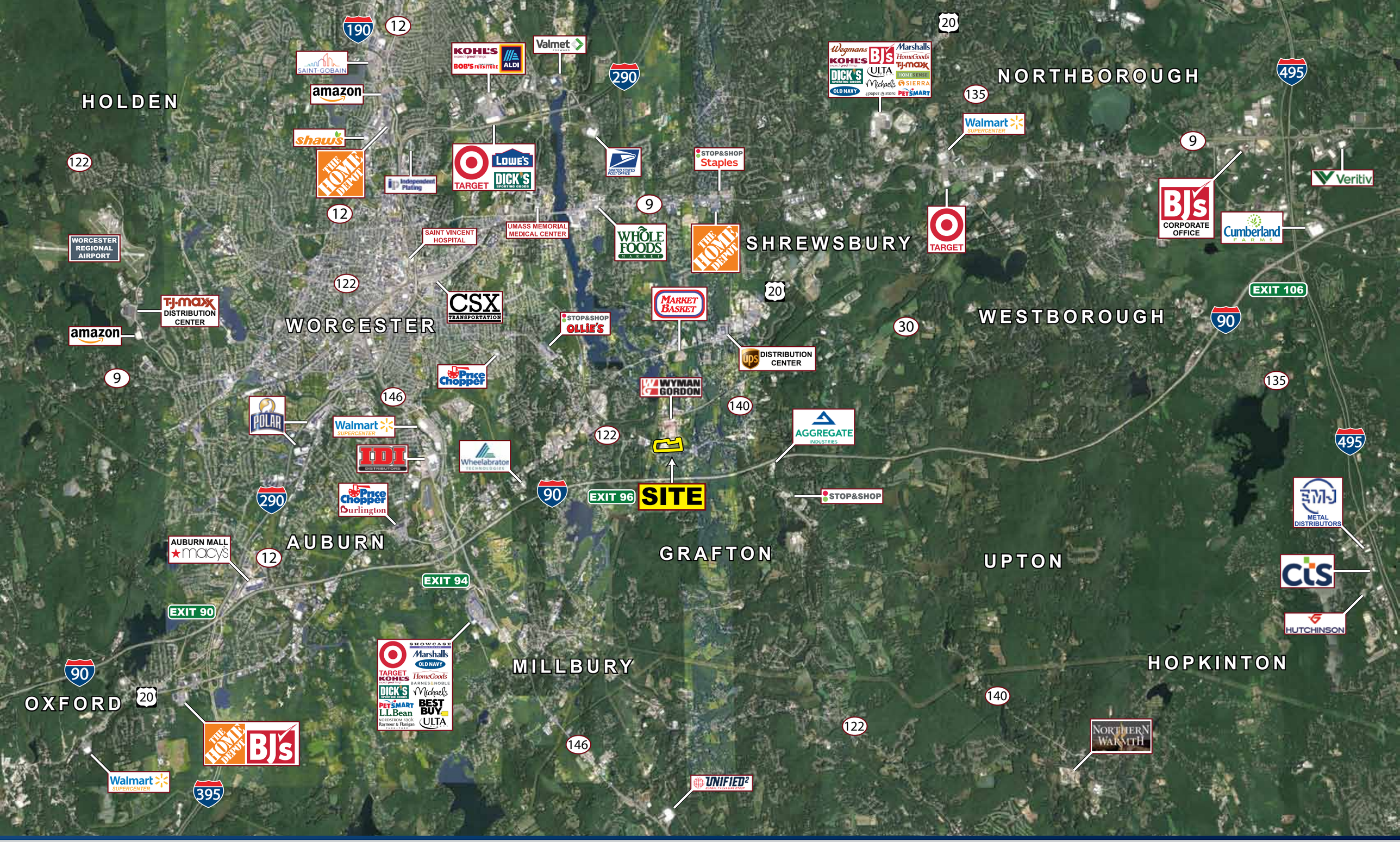


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Location / Drive Time & Distance


7.76 M People
50 Mile Radius
Manchester, NH:
56 Min./55 Miles
Boston, MA:
35 Min./35 Miles
Springfield, MA:
50 Min./46 Miles
Hartford, CT:
54 Min./60 Miles
Providence, RI:
40 Min./38 Miles
Grafton
Worcester
Springfield
Hartford
Providence
Manchester
Boston
Lowell
Nashua
Lawrence
Haverhill
Newburyport
Salem
Lynn
Woburn
Malden
Chelmsford
Billerica
Andover
Concord
Leominster
Fitchburg
Gardner
Athol
Orange
Greenfield
Shelburne Falls
Charlemont
Adams
North Adams
Pittsfield
Lenox
Lee
Great Barrington
Housatonic
Williamstown
Hancock
Lanesborough
Williamsburg
South Deerfield
North Amherst
Northampton
Easthampton
South Hadley
Holyoke
Chicopee
Westfield
Feeding Hills
Agawam
Southwick
Springfield
Palmer
Ware
North Brookfield
Spencer
Southbridge
Webster
Barre
Rutland
Clinton
Hudson
Marlborough
Lexington
Concord
Ashland
Westwood
Dedham
Medfield
Weymouth
Hull
Scituate
Nahant
Marshfield
Duxbury
Plymouth
Bridgewater
Abington
Brockton
Foxboro
Franklin
Hopedale
Milford
Millis
Walpole
Medfield
Provincetown
Well-fleet
Orleans
Barnstable
Sandwich
Centerville
Hyannis
West Yarmouth
West Harwich
East Falmouth
Falmouth
Woods Hole
Bliss Corner
Oak Bluffs
Vineyard Haven
Martha's
New Bedford
Fall River
Swifts Beach
Manomet
Middleboro
Taunton
Attleboro
Pawtucket
Cranston
East Providence
Warwick
West Warwick
Quidnick
Quidnessett
Bristol
Portsmouth
Middletown
Kingston
Narragansett Pier
Wakefield
Hope Valley
Providence
Putnam
Danielson
Storrs
Moosup
Plainfield
Jewett City
Colchester
Norwich
Quaker Hill
Stafford Springs
Vernon
Tolland
Winchendon
Townsend
Troy
Jaffrey
Greenville
Hinsdale
Marlborough
Peterborough
Wilton
Merrimack
Milford
Derry
Kingston
Plaistow
Pinardville
Antrim
Bennington
Gilsum
Newfane
Putnam
West Dover
Brattleboro
Wilmington
Jacksonville
Pownal
Stamford
North Bennington
Shaftsbury
Winsted
Simsbury
Torrington
Canton
West Hartford
Unionville
Terryville
Thomaston
Bristol
New Britain
Oakville
Waterbury
New Milford
Naugatuck
Meriden
Wallingford
Seymour
Hamden
Canaan
Salisbury
Sharon
Falls Village
Lakeville
Great Barrington
Housatonic
Sheffield
Egremont
Mount Washington
Alford
Becket
Otis
Blandford
Granville
Tolland
Monson
Palmer
Wales
Holland
Sturbridge
Southbridge
Oxford
Webster
Dudley
Douglas
Uxbridge
Mendon
Milford
Hopedale
Bellingham
Franklin
Wrentham
Foxboro
Norfolk
Walpole
Millis
Sherborn
Natick
Framingham
Ashland
Hopkinton
Holliston
Medway
Millis
Norfolk
Wrentham
Foxboro
Sharon
Canton
Milton
Quincy
Braintree
Weymouth
Hingham
Cohasset
Scituate
Marshfield
Duxbury
Kingston
Plymouth
Carver
Plymouth
Bridgewater
Middleboro
Lakeville
Rochester
Mattapoisett
Marion
Wareham
Buzzards Bay
Bourne
Sandwich
Falmouth
Woods Hole
Martha's Vineyard
Nantucket
Provincetown
Truro
Wellfleet
Orleans
Eastham
Brewster
Harwich
Chatham
Dennis
Yarmouth
Barnstable
Hyannis
Centerville
West Yarmouth
West Harwich
Sandwich
Swifts Beach
Fall River
New Bedford
Bliss Corner
Falmouth
Woods Hole
East Falmouth
Portsmouth
Middletown
Newport
Jamestown
Narragansett
Wakefield
Kingston
Hope Valley
Quidnessett
Bristol
Warren
Barrington
East Providence
Cranston
Warwick
West Warwick
Quidnick
Foster
Glocester
Scituate
Coventry
Exeter
North Kingstown
Narragansett
Charlestown
Westerly
Hopkinton
Richmond
Hopkinton
Voluntown
Sterling
Killingly
Thompson
Pomfret
Putnam
Woodstock
Union
Ashford
Eastford
Chaplin
Hampton
Scotland
Windham
Willimantic
Mansfield
Coventry
Andover
Bolton
Vernon
Tolland
Ellington
Somers
Stafford Springs
Enfield
Windsor Locks
Suffield
East Windsor
South Windsor
Manchester
Glastonbury
Rocky Hill
Wethersfield
Newington
West Hartford
Hartford
Bloomfield
Windsor
East Hartford
Farmington
Avon
Simsbury
Granby
Canton
Torrington
Winsted
Barkhamsted
New Hartford
Burlington
Harwinton
Bristol
Plainville
Southington
Cheshire
Prospect
Wolcott
Waterbury
Naugatuck
Middlebury
Oxford
Seymour
Ansonia
Derby
Shelton
Monroe
Stratford
Bridgeport
Trumbull
Fairfield
Westport
Norwalk
Wilton
Ridgefield
Redding
Danbury
New Fairfield
Sherman
New Milford
Bethel
Brookfield
Newtown
Southbury
Woodbury
Roxbury
Washington
Litchfield
Morris
Bethlehem
Watertown
Thomaston
Harwinton
Plymouth
Middlebury
Naugatuck
Beacon Falls

Population/Workforce

*2026 Est.

Grafton

Worcester, MA
Population: 212K
Workforce: 173K

Springfield, MA
Population: 155K
Workforce: 125K

Hartford, CT
Population: 130K
Workforce: 107K

Providence, RI
Population: 202K
Workforce: 166K

Boston, MA
Population: 676K
Workforce: 585K

Manchester, NH
Population: 119K
Workforce: 99K

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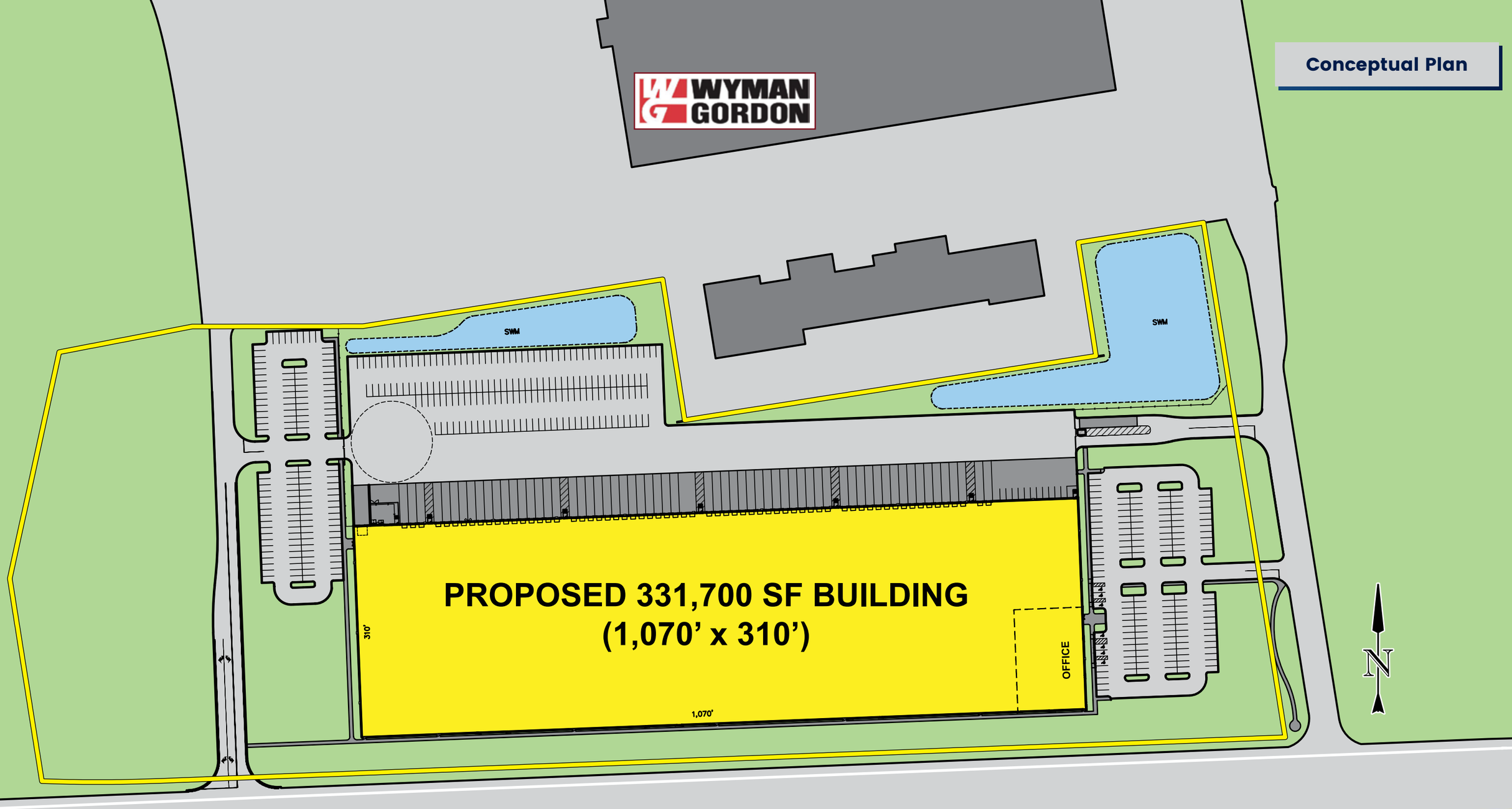
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Conceptual Plan



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