



**FULLY PERMITTED AND APPROVED**



## Life Science Manufacturing

- 244 Worcester Street - Grafton, MA
- Priority Development Overlay District
- Ground Lease or Build-to-Suit
- 26.2 Acres / Up to 331,700 SF
- 0.5 Miles to I-90 @ Exit 11
- Several Configurations Available
- Multiple Uses Allowed
- 50 Mile Population - 7.56 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
- Facility: Manufacturing/Lab/Research
- Configuration: Build-to-Suit
- Office Size: 4,000 SF - 8,000 SF
- Bld. Dimensions: 1,070' x 310'
- Dock Doors: Up to 65
- Drive-in Doors: Per Request
- Lighting: LED Fixtures
- Trailer Parking: Available
- Chemical Waste Disposal: Per Request
- Fire Protection: ESFR
- Zoning: Industrial/Light Industrial

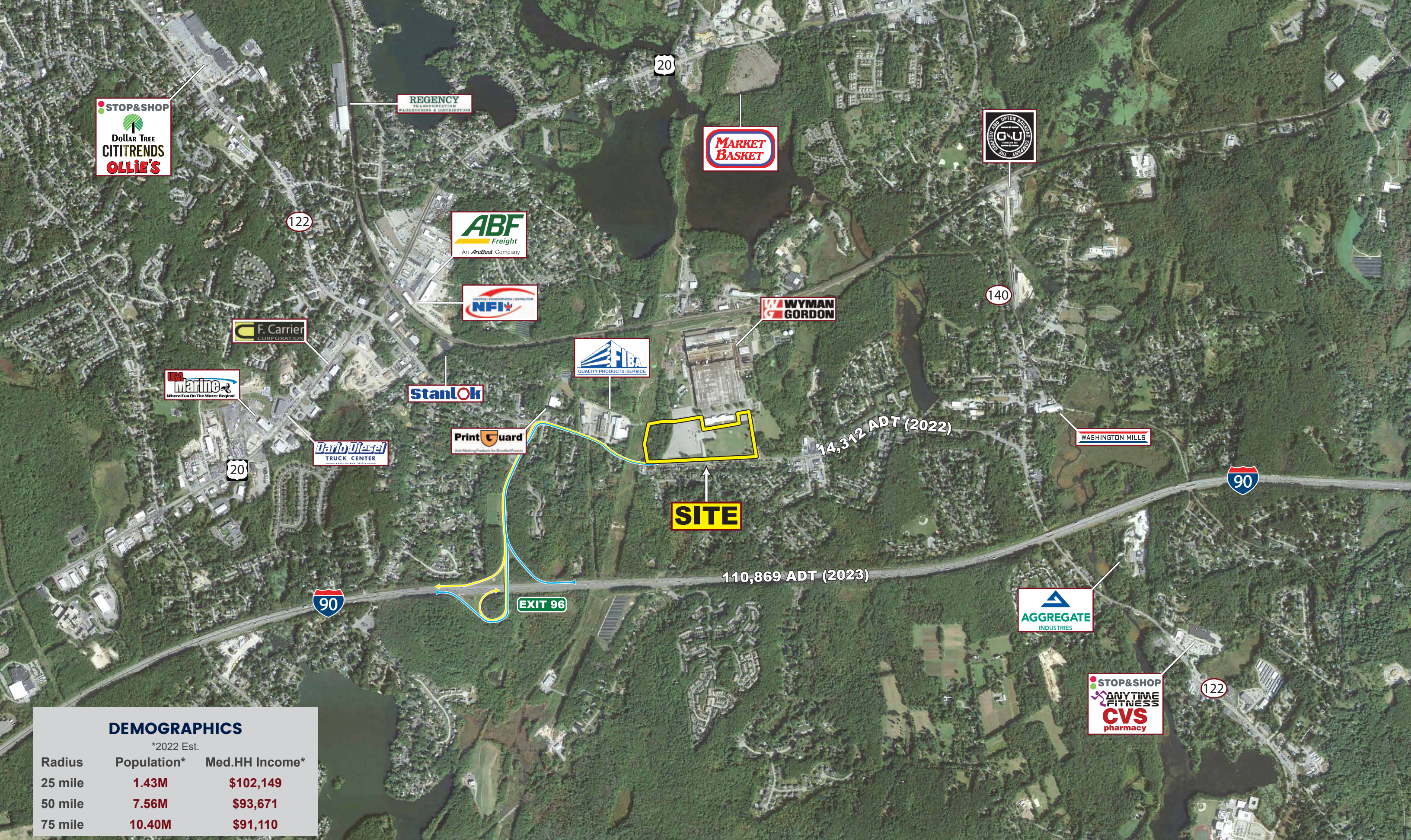
Mike Hotarek  
 mhotarek@easternretail.com  
 Direct: 781-849-9017









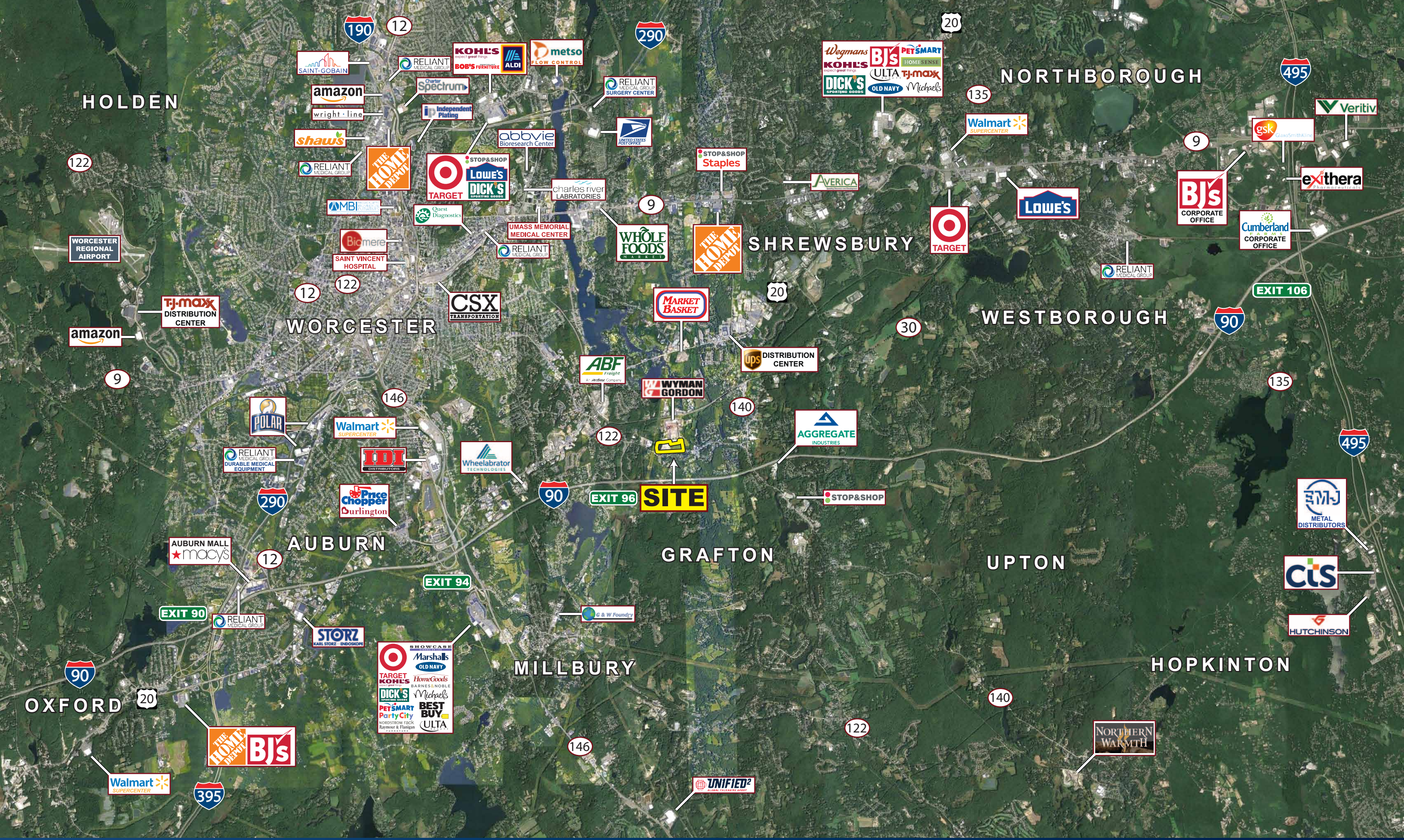


**DEMOGRAPHICS**

\*2022 Est.

Radius	Population*	Med.HH Income*
25 mile	1.43M	\$102,149
50 mile	7.56M	\$93,671
75 mile	10.40M	\$91,110









AMTRAK/MBTA COMMUTER RAIL

**WYMAN GORDON**

122

BRIGHAM HILL RD.

WORCESTER ST. - 14,312 ADT (2022)

FAIRLAWN ST.

122

HILLTOP ST.



**Location /  
Drive Time & Distance**



# Population/Workforce

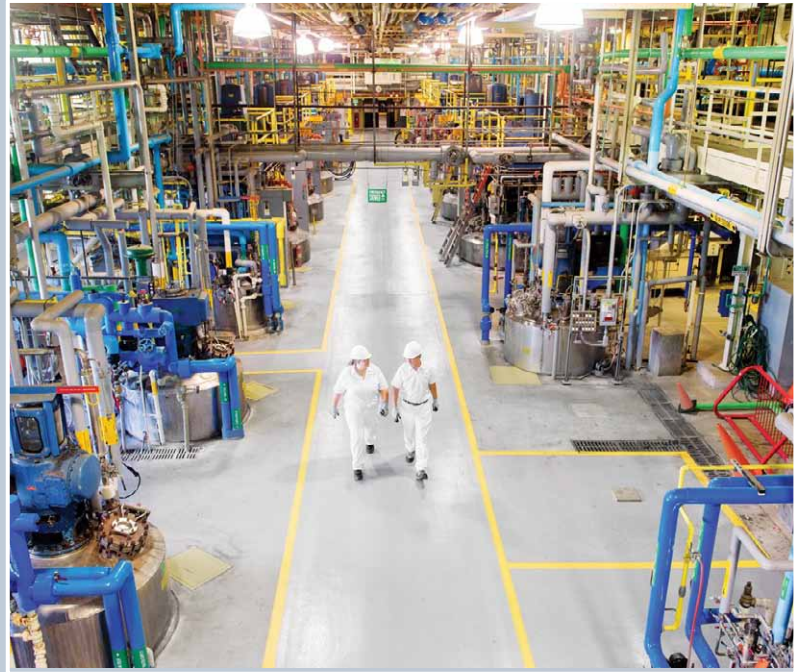
\*2023 Est.





# Grafton Life Science Center

244 Worcester Street • Grafton, MA 01536  
Available for Sale • Up to 331,700 SF



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