

Grafton Data Center

244 Worcester Street • Grafton, MA 01536



FULLY PERMITTED AND APPROVED



- 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
- 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

IDEAL FOR:

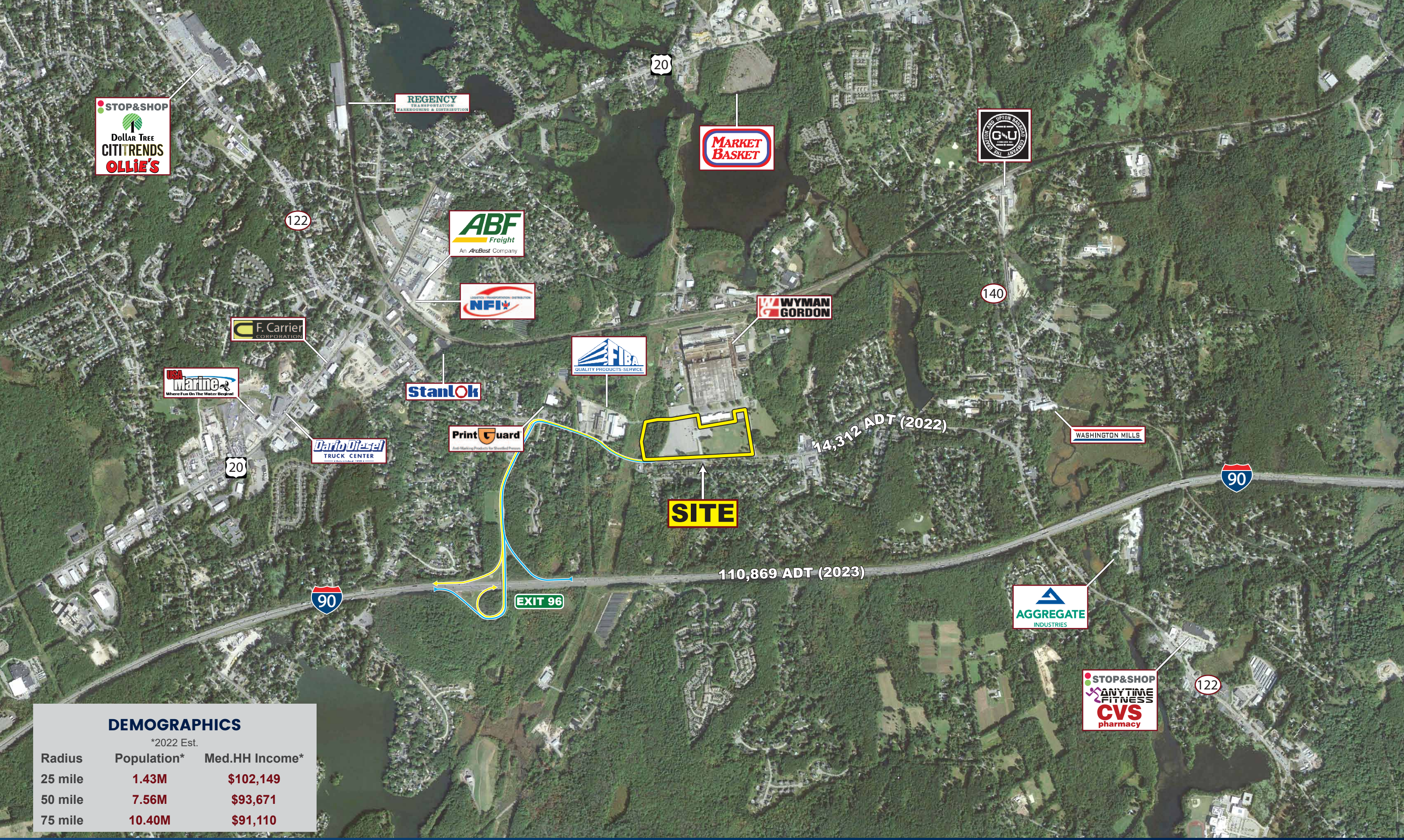
- » Wholesale Data Center
- » Powered Shell
- » Colocation Solutions
- » Server Hosting – Managed Hosting
- » Cloud Computing

- **Available:** Up to 331,700 SF
For Custom Built Solutions
- **Building:** 1,070' x 310'
- **Office Space:** Class A
- **Lighting:** LED Fixtures
- **Clear Height:** Build-to-Suit
- **Fire Protection:** ESFR
- **Zoning:** Industrial/Light Industrial
- **Serviced By:** National Grid

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







14,312 ADT (2022)

110,869 ADT (2023)

DEMOGRAPHICS
*2022 Est.

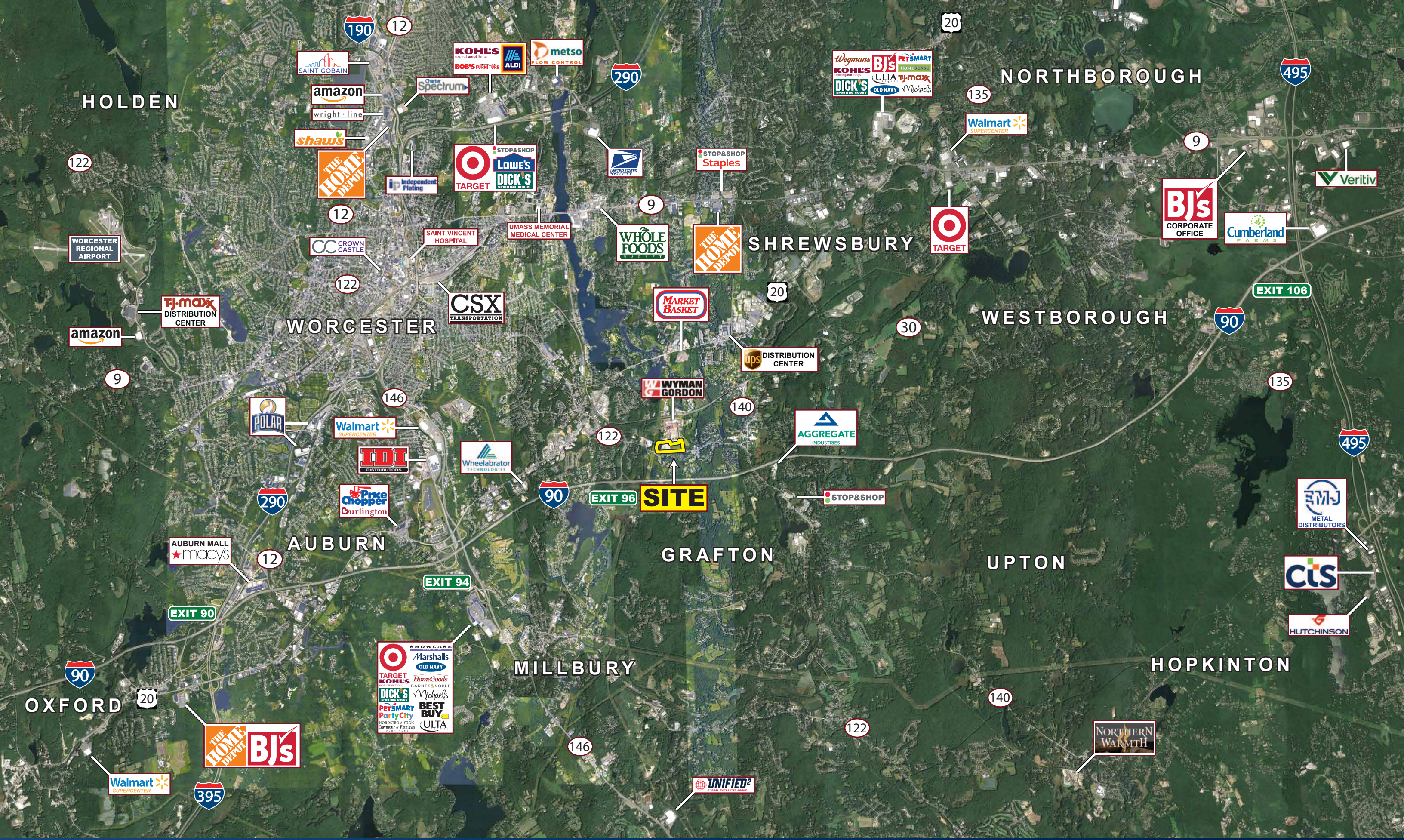
Radius	Population*	Med.HH Income*
25 mile	1.43M	\$102,149
50 mile	7.56M	\$93,671
75 mile	10.40M	\$91,110

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EASTERN
RETAIL PROPERTIES







AMTRAK/MBTA COMMUTER RAIL

WYMAN GORDON

122

BRIGHAM HILL RD.

WORCESTER ST. - 14,312 ADT (2022)

FAIRLAWN ST.

HILLTOP ST.

122

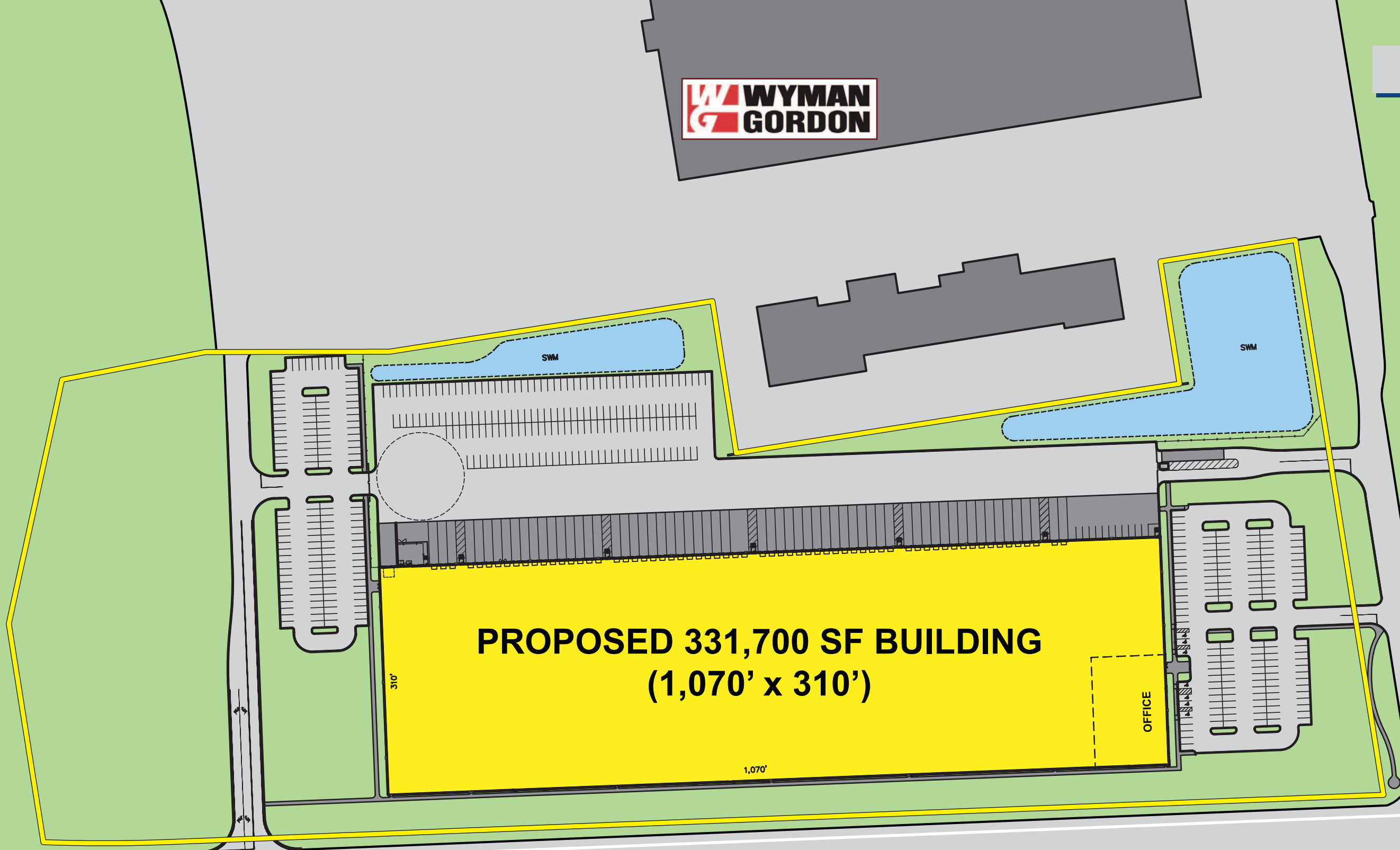
**Location /
Drive Time & Distance**



Population/Workforce

*2023 Est.





WORCESTER STREET 122 **14,312 ADT (2022)**



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Direct: 781-849-9017

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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