GRAFTON ADVANCED MANUFACTURING

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
- Several Configurations Available
- 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
Facility:	Manufacturing
Configuration:	Build-to-Suit
Office Size:	Build-to-Suit
Bld. Dimensions:	1,070' x 310'
Dock Doors:	Up to 65
Drive-in Doors:	Per Request
Lighting:	LED Fixtures
Clear Height:	Build-to-Suit
Chemical Waste Disposal:	Per Request
Fire Protection:	ESFR
Zoning:	Industrial/Light Industrial

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EASTERN RETAIL PROPERTIES

CHURCHILL & BANKS

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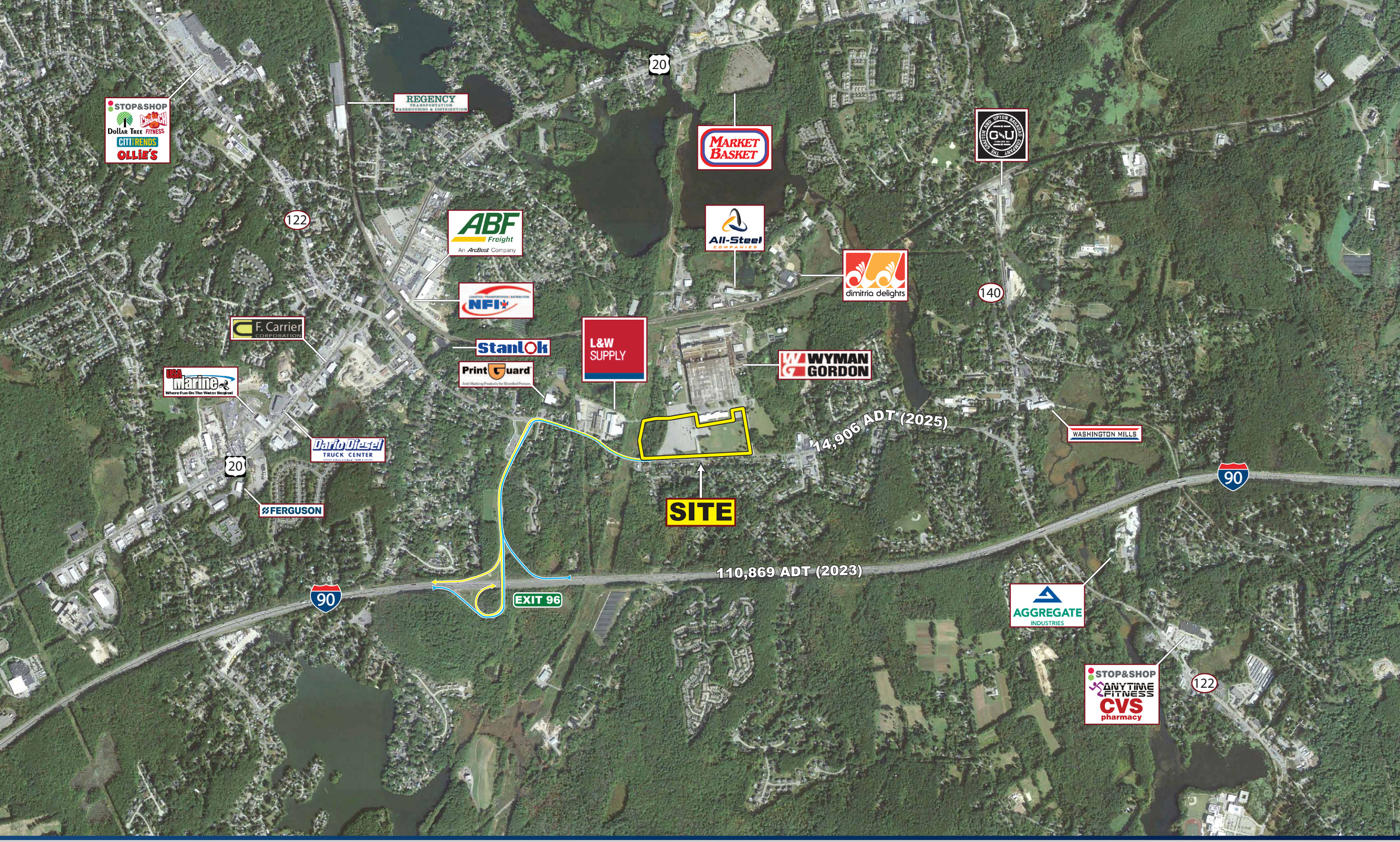

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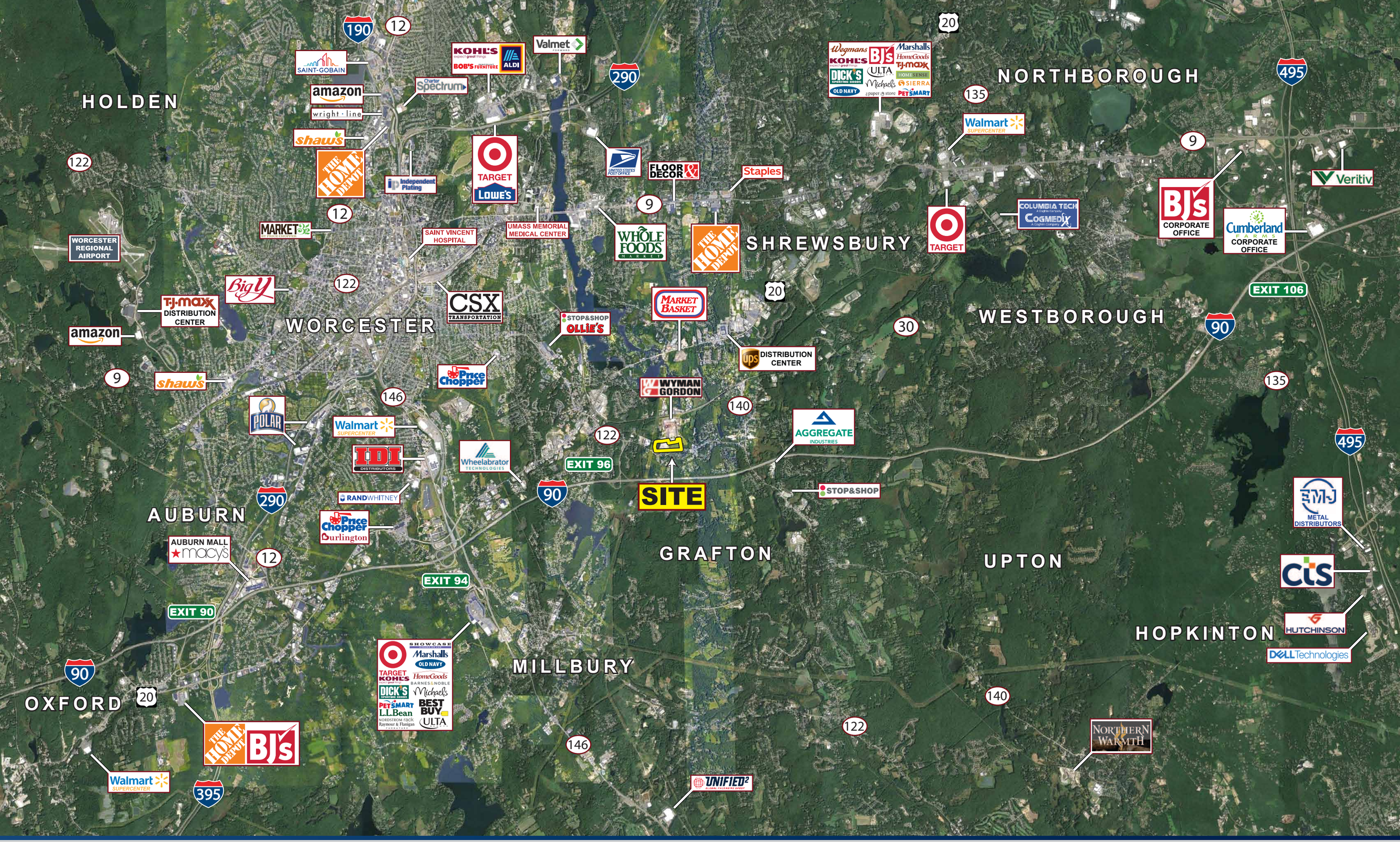

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Location / Drive Time & Distance



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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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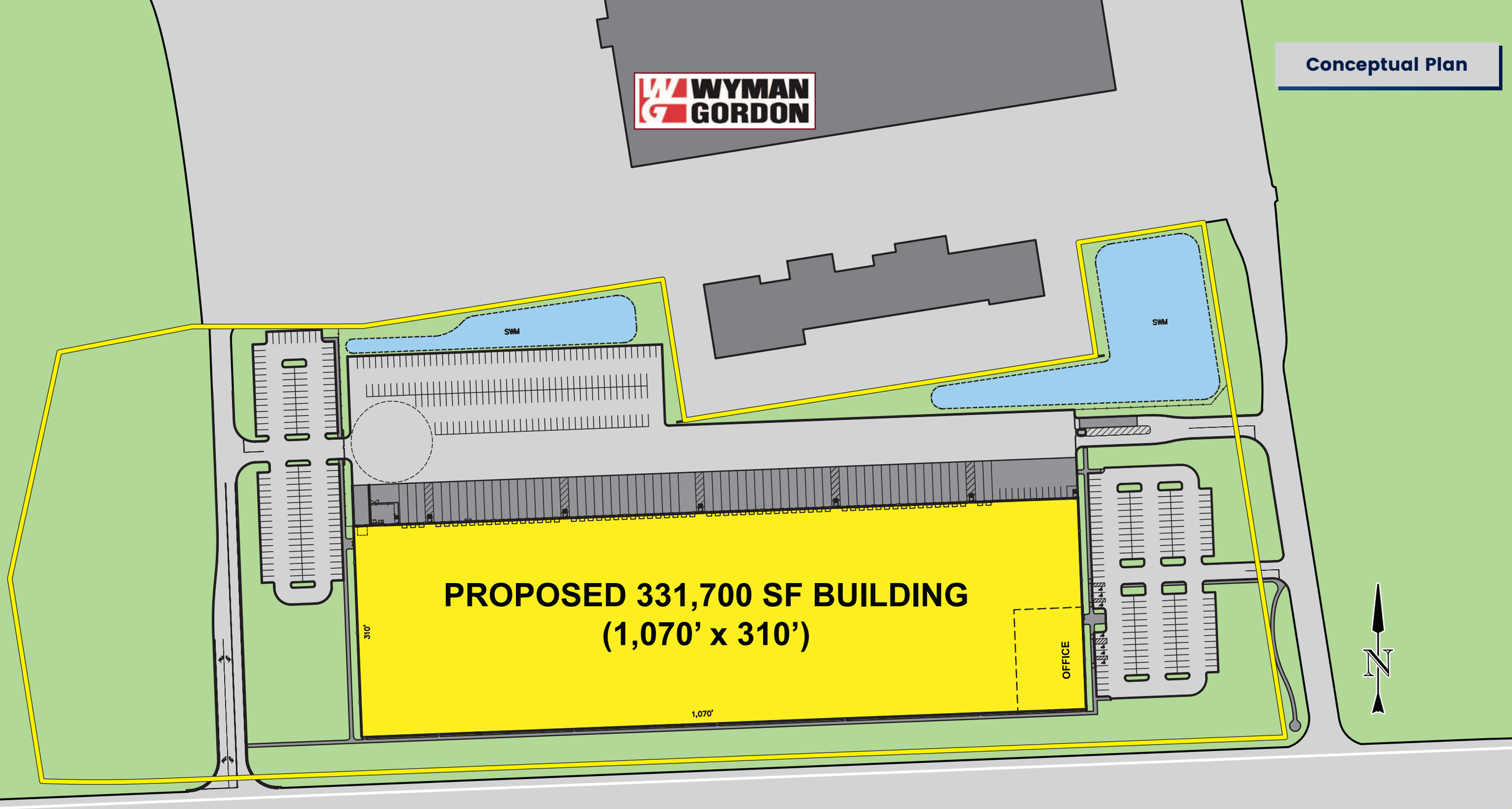
Conceptual Plan



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