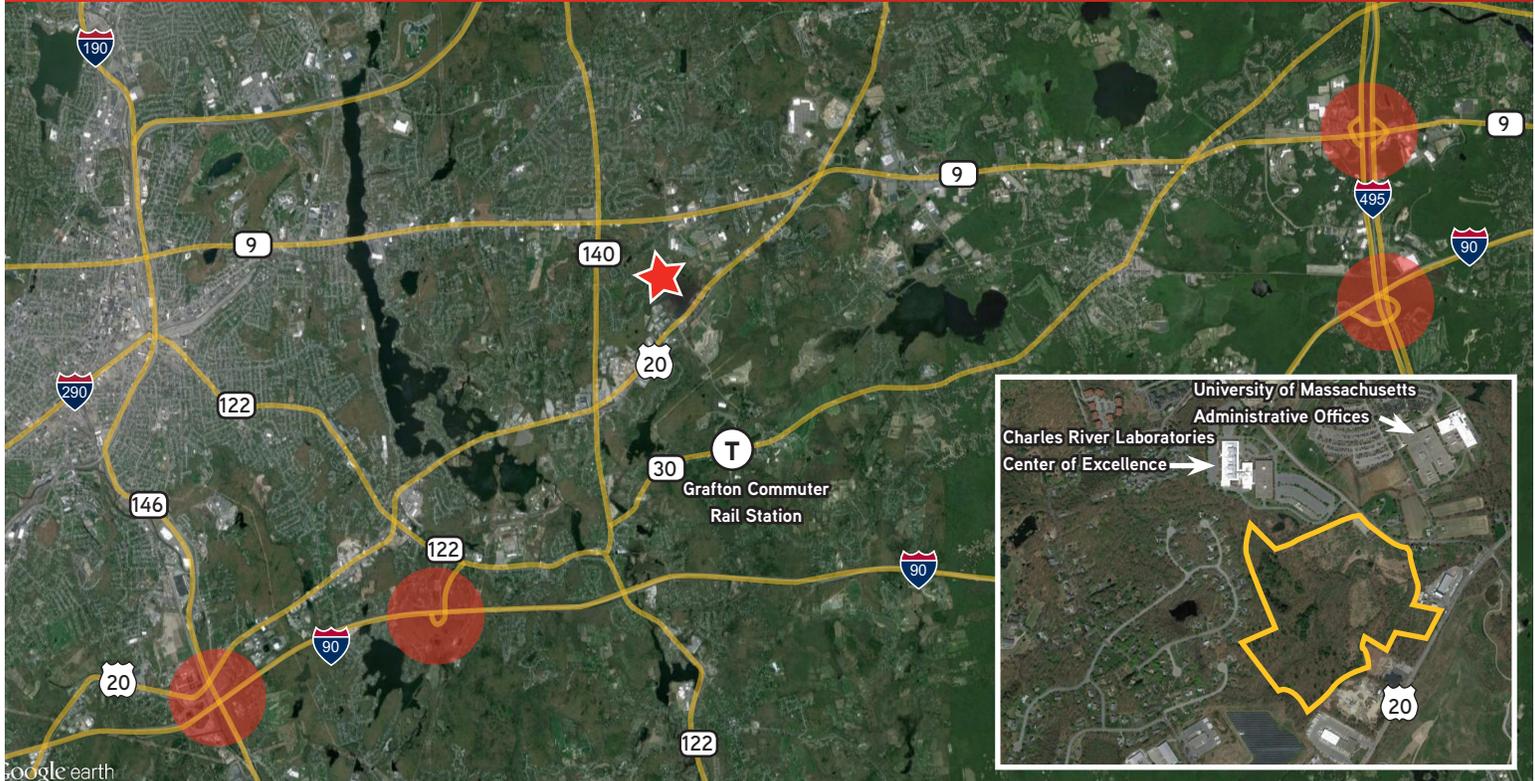


FOR SALE OR LEASE > LAND OPPORTUNITY



60 Acres of Subdividable Land

CENTECH PARK NORTH, SHREWSBURY, MA



Property Specifications:

- > 60 acres (40 acres of upland)
- > Potential 450,000 square foot build-out
- > Utilities Available:
 - Municipal sewer & water
 - Natural gas
 - Municipal electric, CATV and high speed Internet
- > Zoning: Chapter 43D expedited permitting: Office/research (office, research and development, laboratory, accessory manufacturing, assisted living, healthcare)
- > Access: Strategically located on South Street between Route 9 and Route 20 within 10 miles of Route 495 and just over 1 mile from the Grafton Commuter Rail Station.
- > Adjacent to 400,000 square foot Charles River Laboratories Center of Excellence and 500,000 square foot University of Massachusetts administrative offices. Close proximity to shopping, colleges and universities and top rated public school systems.

www.shrewsbury-ma.gov/378/Shrewsbury-Development-Corporation

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Conceptual Site Plan

Flexible Build-Out Options



| NORTH DEVELOPMENT AREA | | | | |
|------------------------|------------|---------|------------|----------------|
| KEY | FLOORPLATE | STORIES | GROSS SF | PARKING SPACES |
| A | 15,000 SF | 1.5 | 25,000 SF | 63 SPACES |
| B | 13,000 SF | 1.5 | 21,000 SF | 53 SPACES |
| C | 20,000 SF | 1.5 | 35,000 SF | 88 SPACES |
| D | 40,400 SF | 4 | 161,600 SF | 404 SPACES |
| E | 20,000 SF | 1.5 | 34,000 SF | 85 SPACES |
| TOTAL | 108,400 SF | N/A | 276,600 SF | 693 SPACES |

| SOUTH DEVELOPMENT AREA | | | | |
|------------------------|------------|---------|------------|----------------|
| KEY | FLOORPLATE | STORIES | GROSS SF | PARKING SPACES |
| F | 10,000 SF | 1.5 | 15,000 SF | 38 SPACES |
| G | 30,000 SF | 4 | 120,000 SF | 300 SPACES |
| H | 20,000 SF | 2 | 40,000 SF | 100 SPACES |
| TOTAL | 60,000 SF | N/A | 175,000 SF | 438 SPACES |

Contact Us

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