124 WESTBORO ROAD

ROUTE 30, NORTH GRAFTON, MA

- CONCEPT PLAN FOR UP TO 198,000 SF
- BOSTON TO WORCESTER COMMUTER RAIL
- CERTIFIED PLATINUM BIOREADY COMMUNITY
- ALLOWED USES: R&D LIFE SCIENCE MANUFACTURING , MEDICAL, COMPUTER TECHNOLOGY, PHARMACEUTICAL, ALTERNATIVE ENERGY
- RAPID LOCAL PERMITTING PROCESS
- PRIME ROUTE 30 FRONTAGE

LAND FOR SALE

OFFICE/R&D/LIGHT INDUSTRIAL SITES

33.2 ACRES *(SUBDIVIDABLE)*

NAI Hunneman | NAI Glickman Kovago & Jacobs | MassDevelopment

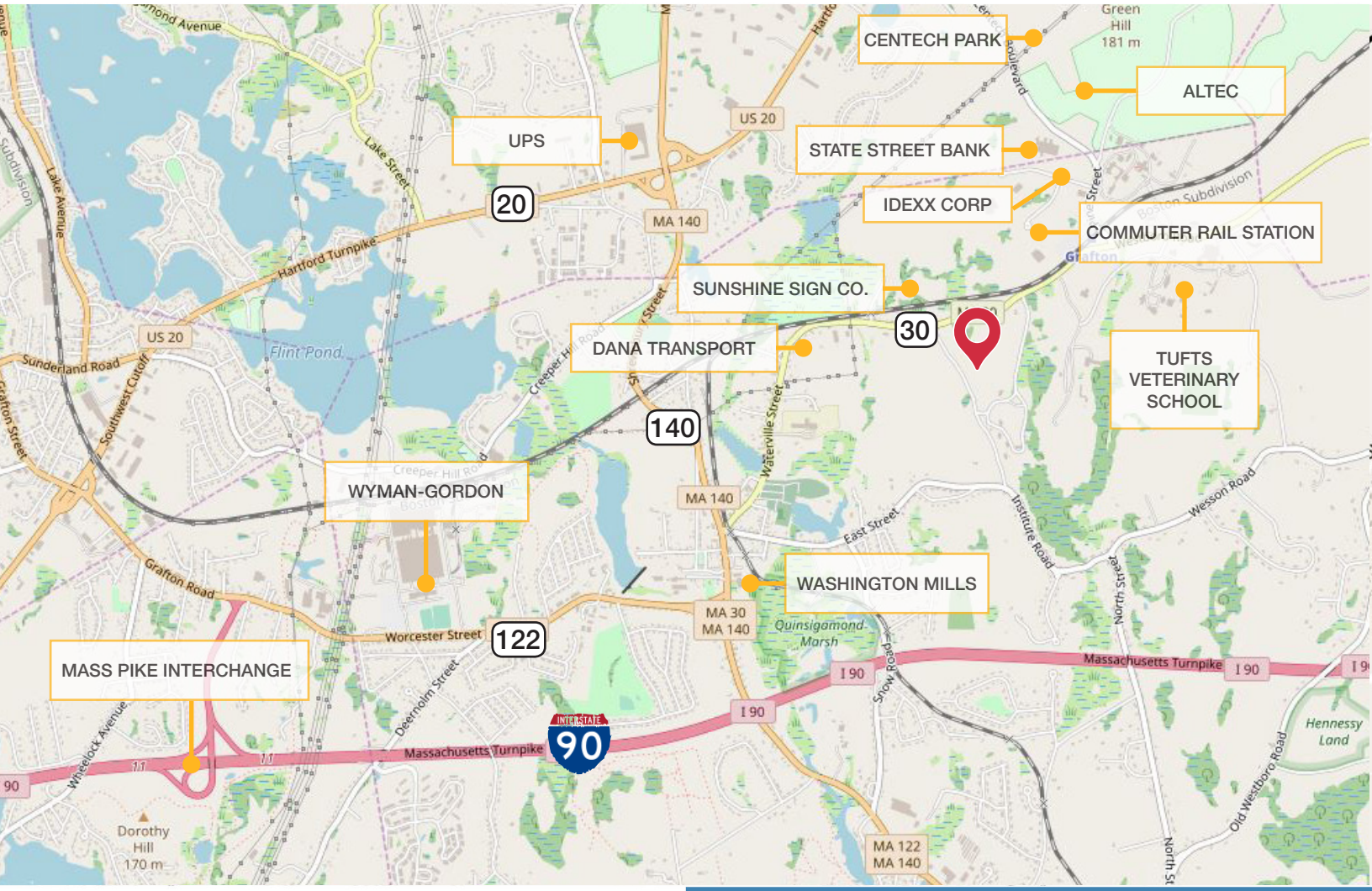
One Mercantile Street | Suite 510 | Worcester, MA 01608 | 508.753.9100 | www.glickmankovago.com

▸ PROPOSED SITE PLAN

▸ SPECIFICATIONS

BUILDING(S) SF:	Up to 198,000 SF
ALLOWED USES:	R&D life science manufacturing , medical, computer technology, pharmaceutical, alternative energy
LAND AREA:	±33.2 acres (subdividable to 2 acres)
PARCEL ID:	Map 12, Parcel 1.B
ZONING:	OLI (Office/Light industrial)
OVERLAY DISTRICTS:	Campus Development Chapter 43D Priority Development
PERMITTING:	Expedited (180 days)
FRONTAGE:	1,169' on Route 30 1,261' on Institute Road
CERTIFICATIONS:	Certified Platinum BioReady Community
UTILITIES:	*Gas:* NStar *Electric:* National Grid *Water:* Grafton Water District 12" line on Route 30 *Sewer:* Town of Grafton 8" line on Route 30

CORPORATE & INSTITUTIONAL NEIGHBORS



LOCATION

- 3.5 miles from the Massachusetts Turnpike Exit 11 (Millbury) via Rt. 122 and Rt. 30, 1.0 mile south of Rt. 20, and 6.0 miles west of Rt. 495 via Rt. 9 and Rt. 20.

COMMUTER RAIL

- Framingham/Worcester Line ½ of a mile from site, 5 minute walk

AIRPORTS

- Worcester Regional Airport: **12 MILES**
- Boston Logan International Airport: **45 MILES**
- TF Green (Providence) Airport: **47 MILES**

DISTANCE TO:

140	MA 140	1.7 MILES	4 MINUTES
20	US 20	2.4 MILES	5 MINUTES
90	I-90	3.5 MILES	8 MINUTES
9	MA 9	3.5 MILES	8 MINUTES
495	I-495	9 MILES	15 MINUTES

124 WESTBORO ROAD

ROUTE 30, NORTH GRAFTON, MA

±33.2 ACRES (SUBDIVIDABLE) FOR SALE

CONTACT US TO ARRANGE A TOUR

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