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)
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 1.8
ZONING: OLI (Office/Light industrial)
OVERLAY DISTRICTS: Campus Development, Chapter 43D Priority Development
PERMITTING: Expedited (180 days)
FRONTAGE: 1,169’ on Route 30
CERTIFICATIONS: 1,261’ on Institute Road
UTILITIES: Certified Platinum BioReady Community
Gas: NStar
Electric: National Grid
Water: Grafton Water District
Sewer: Town of Grafton
12” line on Route 30
8” line on Route 30
## 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 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:

<table>
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<th>Route</th>
<th>Reference</th>
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<th>Time</th>
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±33.2 ACRES (SUBDIVIDABLE) FOR SALE

CONTACT US TO ARRANGE A TOUR

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