



Grafton Logistics Center

- 244 Worcester Street - Grafton, MA
- 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
- Several Configurations Available
- Multiple Uses Allowed
- 50 Mile Population - 7.52 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
- Loading Configuration: Build-to-Suit
- Office Size: Build-to-Suit
- Building: 1,070' x 310'
- Loading Docks: 65
- Drive-in Doors: One
- Lighting: LED Fixtures
- Clear Height: Build-to-Suit
- Fire Protection: ESFR
- Zoning: Industrial/Light Industrial

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WYMAN GORDON

CONCEPTUAL PLAN
PROPOSED 331,700 SF BUILDING (1,070' x 310')

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GRAFTON ST
WHEELLOCK AVE.
15,950 ADT (2019)

17,107 ADT (2019)

90

EXIT 11

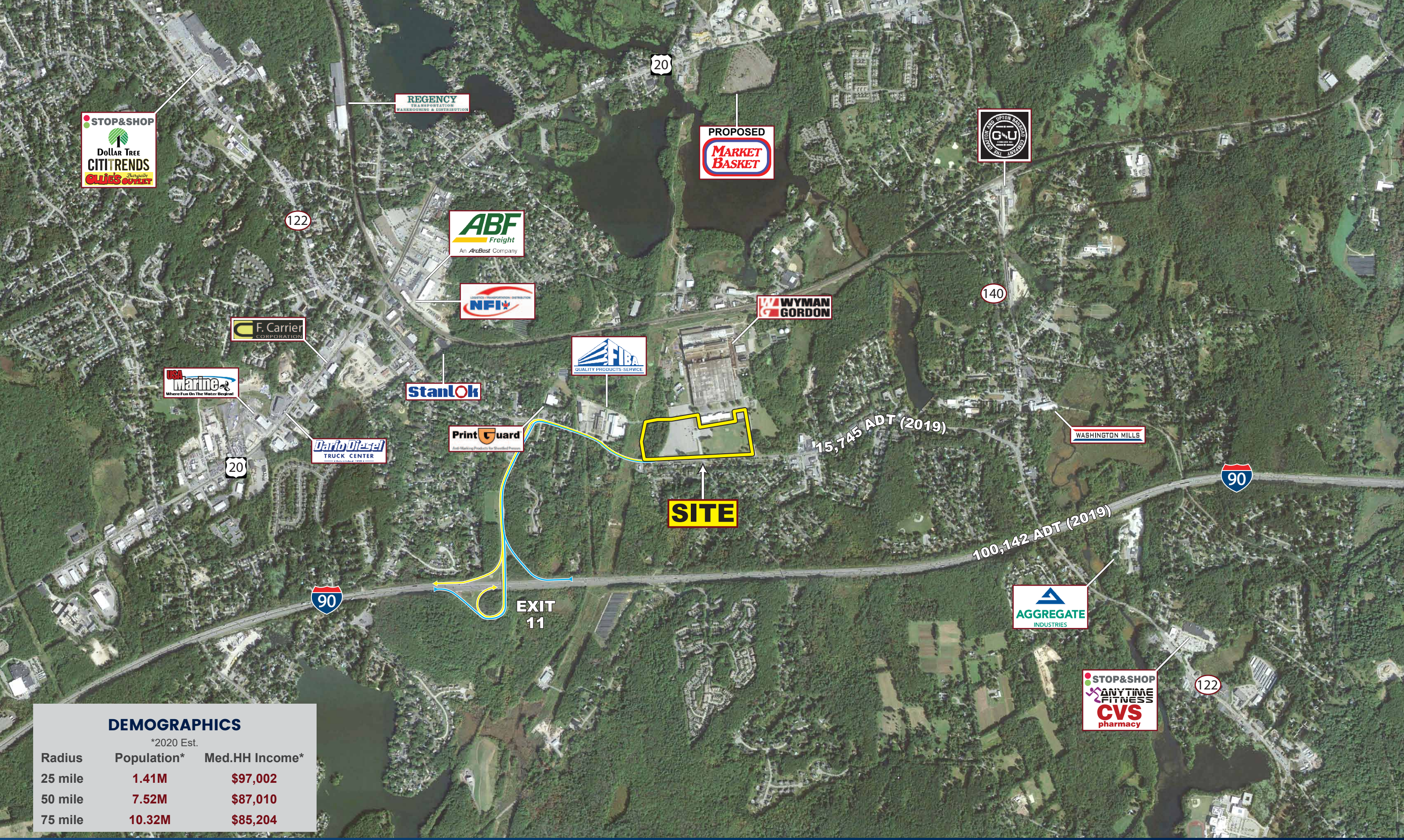
100,142 ADT (2019)

90

DEERNOLM ST.

DONAHUE LN.
WORCESTER ST. - 15,745 ADT (2019)

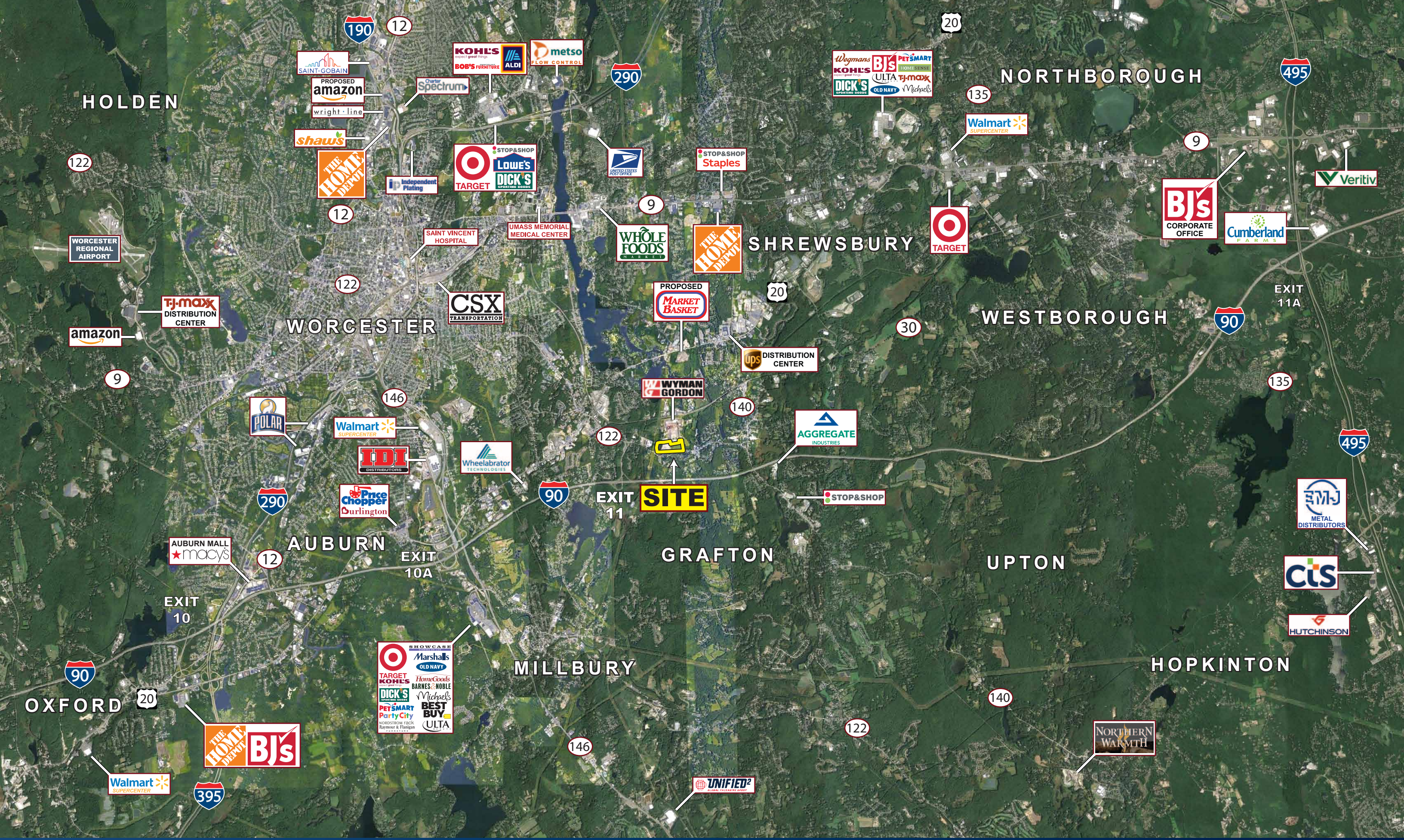
122



DEMOGRAPHICS

*2020 Est.

Radius	Population*	Med.HH Income*
25 mile	1.41M	\$97,002
50 mile	7.52M	\$87,010
75 mile	10.32M	\$85,204





AMTRAK/MBTA COMMUTER RAIL

WYMAN GORDON

122

BRIGHAM HILL RD.

WORCESTER ST. - 15,745 ADT (2019)

FAIRLAWN ST.

HILLTOP ST.

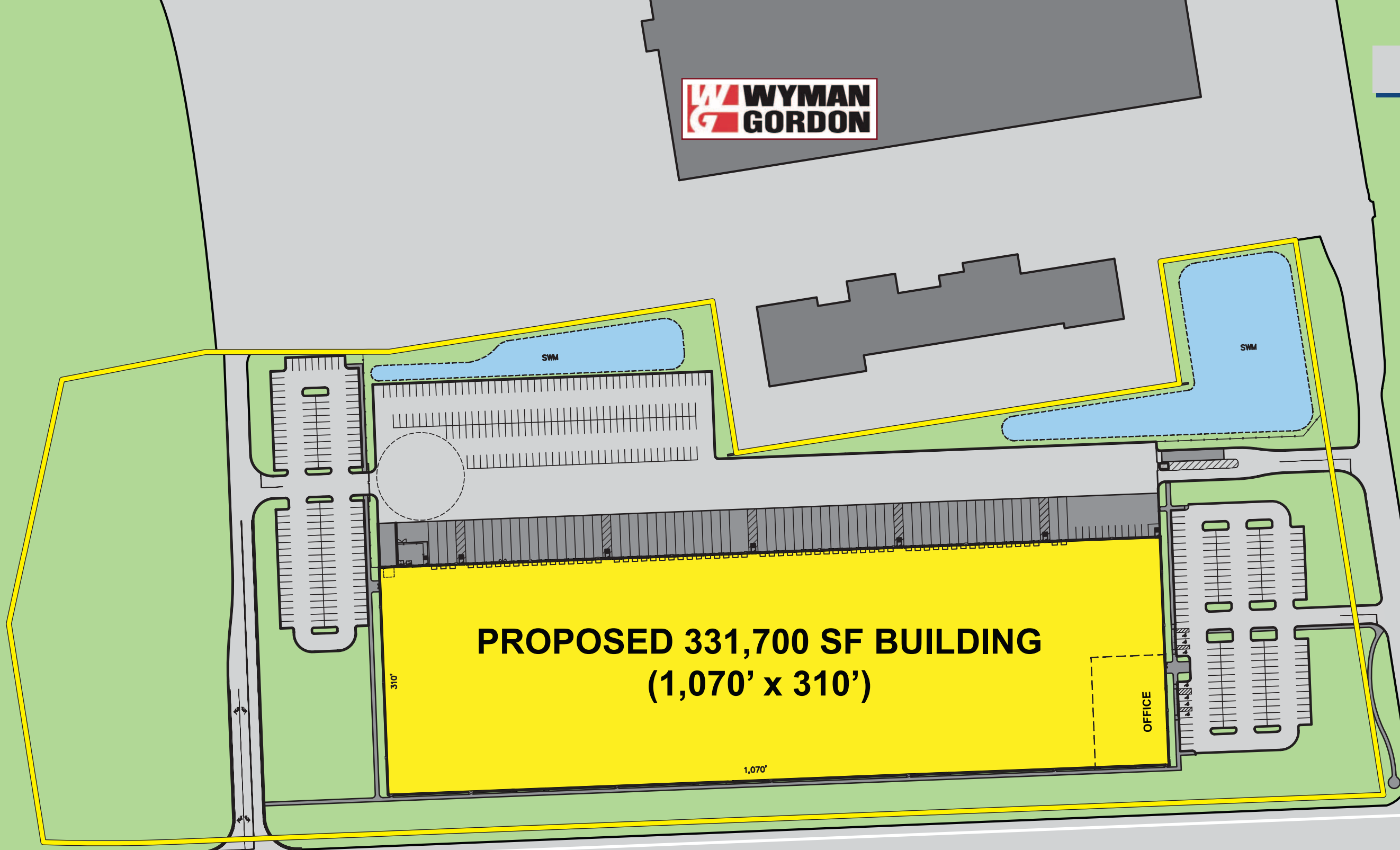
**Location /
Drive Time & Distance**



Population/Workforce

*2020 Est.





WORCESTER STREET **122** **15,745 ADT (2019)**



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