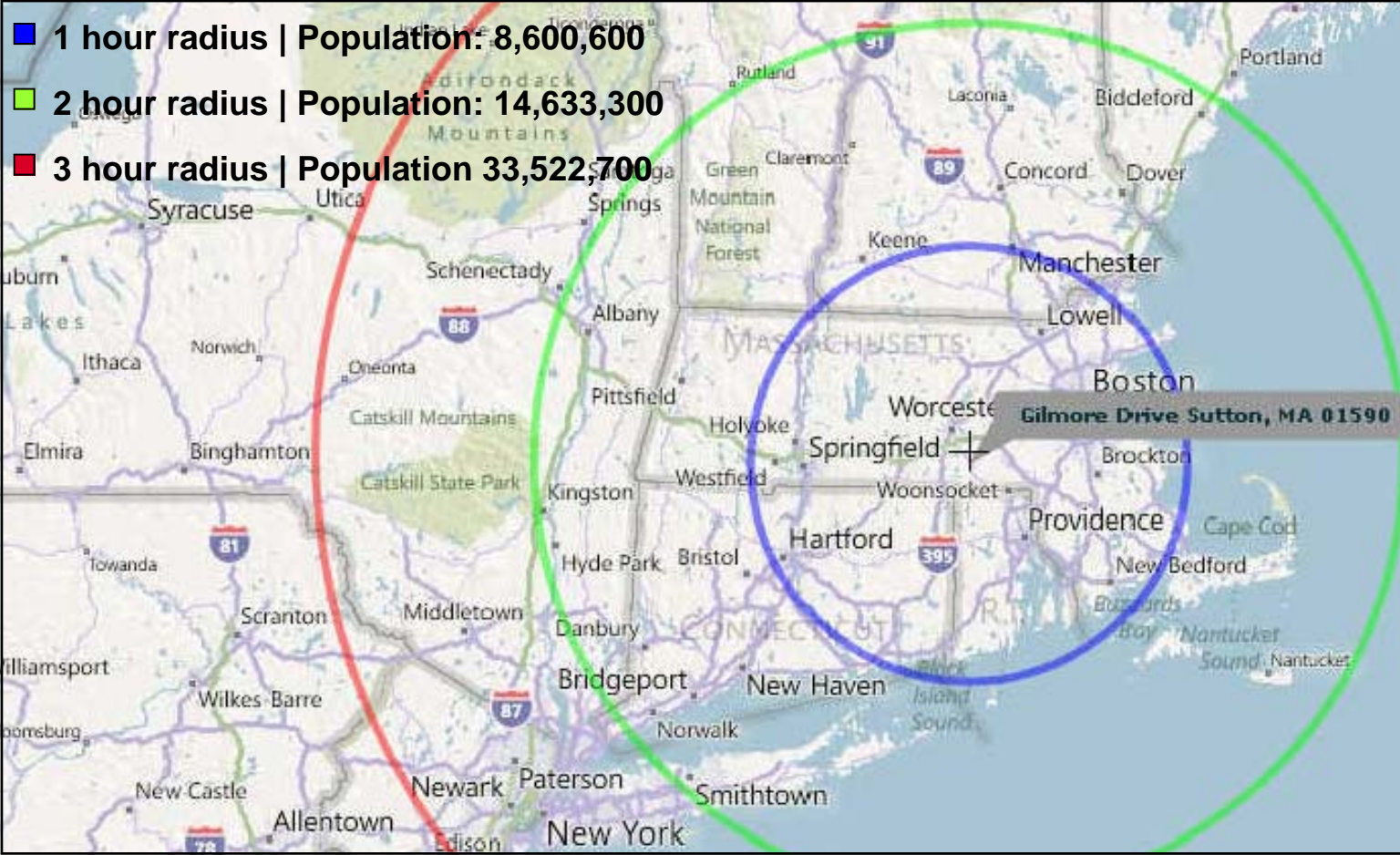


Great Opportunity for Manufacturing/Industrial use.

Easy access to routes 90, 495, and 395.



Drive Time to Major Cities:

-Worcester, MA	20 minutes
-Providence, RI	30 minutes
-Boston, MA	1 hour
-Springfield, MA	1 hour
-Hartford, CT	1 hour, 20 minutes
-Manchester, NH	1 hour, 30 minutes
-Portland, ME	2 hours, 40 minutes
-New Haven, CT	2 hours
-Albany, NY	2 hours, 30 minutes
-New York, NY	3 hours, 40 minutes

Drive Time to Airports:

-Worcester Regional Airport	20 minutes
-Hanscom Field Air Force Base	1 hour
-Logan International Airport	1 hour
-Manchester-Boston Regional	1 hour, 30 minutes
-Pease International Trade Port	1 hour 50 minutes
-JFK	3 hours 40 minutes

- Easy Access to Major Highways**
- Interstate 95
 - Interstate 90
 - Masspike
 - Interstate 395
 - Interstate 495
 - Interstate 84



Commercial Real Estate Services, Worldwide.

Contact Information
Karl Norwood | 603.657.1930 | Karl@nainorwoodgroup.com
Joe Mendola | 603.657.1924 | Joe@nainorwoodgroup.com
 116 South River Road | Bedford, NH 03110 |
 www.nainorwoodgroup.com | Office: 603.668.7000

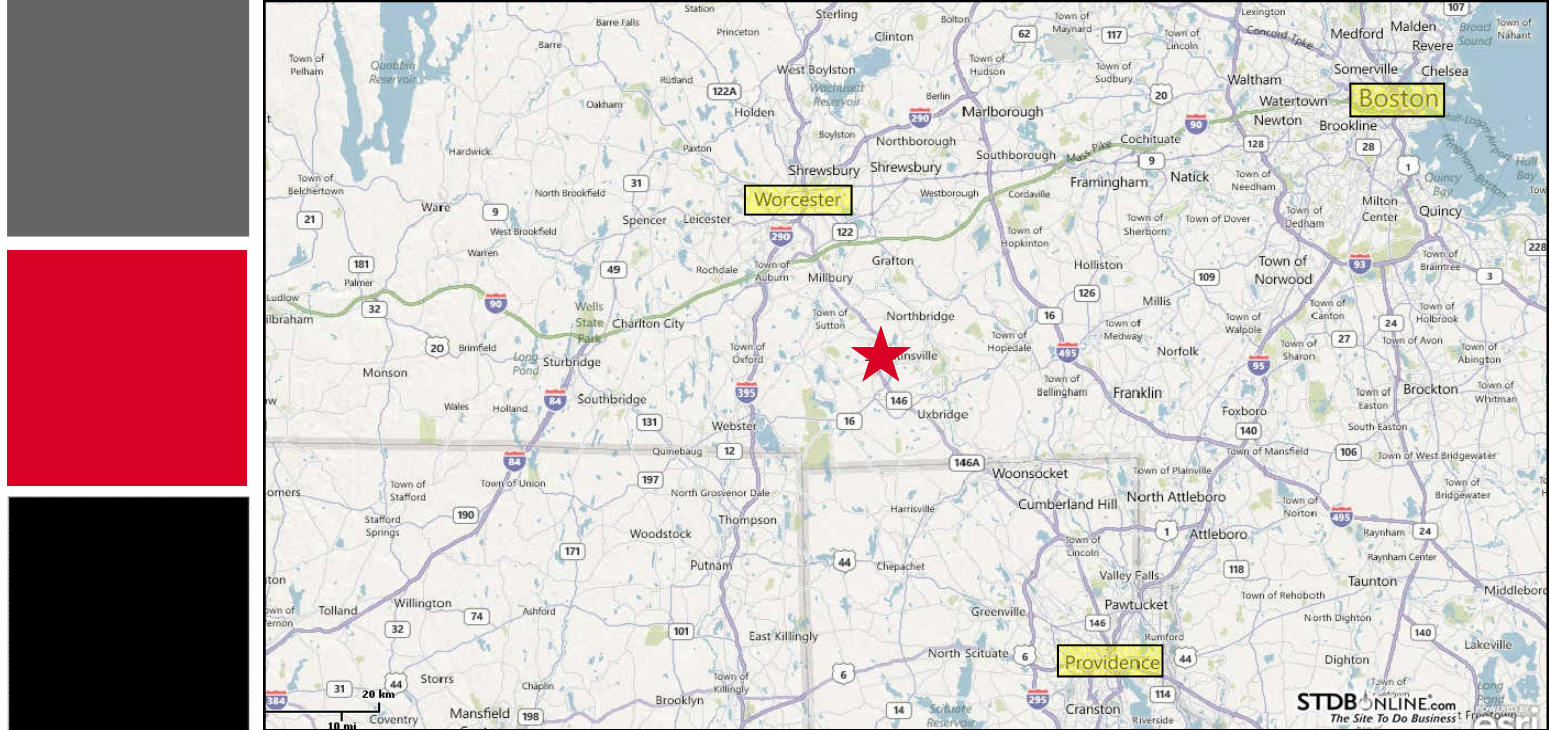
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Contact Information
Tom Kelleher | 508.635.6789 | tomkelleher@kelleher-sadowsky.com
 446 Main Street, Suite 2200 | Worcester, MA 01608 |
 www.kelleher-sadowsky.com | Office: 508-753-0707

Distribution and Manufacturing Opportunity

Gilmore Drive | Sutton, MA 01590



Commercial Real Estate Services, Worldwide.

Contact Information
Karl Norwood | 603.657.1930 | Karl@nainorwoodgroup.com
Joe Mendola | 603.657.1924 | Joe@nainorwoodgroup.com
 116 South River Road | Bedford, NH 03110 |
 www.nainorwoodgroup.com | Office: 603.668.7000

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Contact Information
Tom Kelleher | 508.635.6789 | tomkelleher@kelleher-sadowsky.com
 446 Main Street, Suite 2200 | Worcester, MA 01608 |
 www.kelleher-sadowsky.com | Office: 508-753-0707



Potential Architectural Rendering

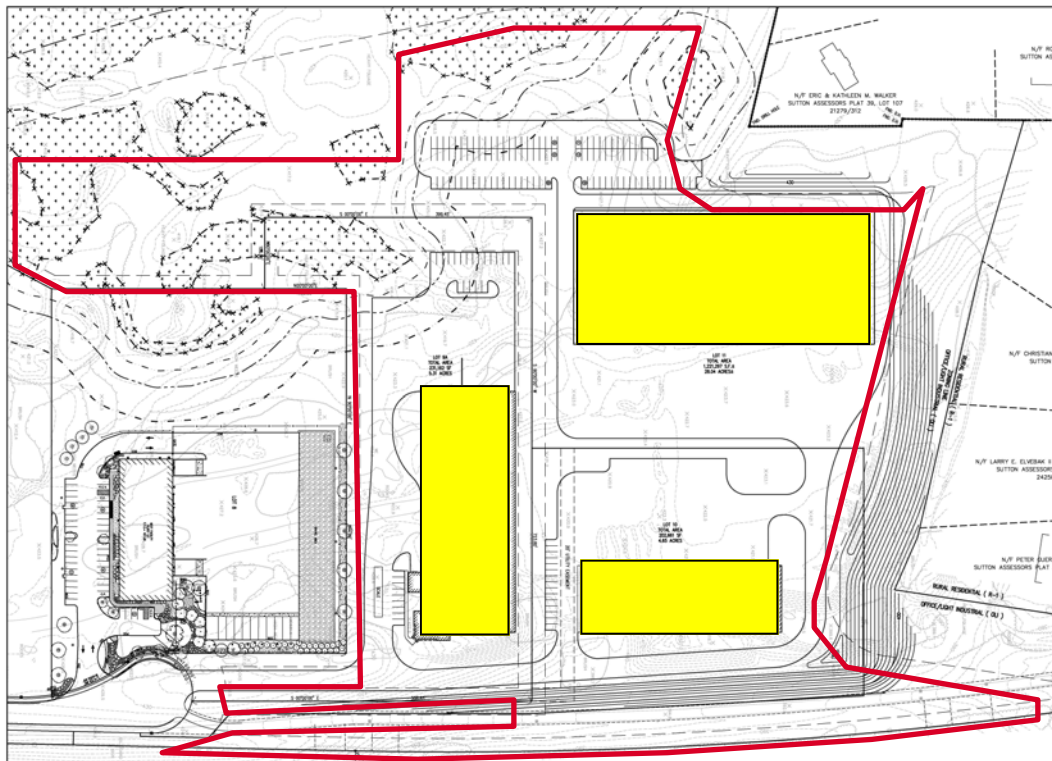
**LAND PRICE:
\$120,000/Acre**

Shovel ready land site with potential to develop or build to suit 30,000 to 350,000 square feet of industrial manufacturing or distribution space. Many concepts and permits in place, minimal site work needed. Site is ideally located. Join park tenants such as Champion Container Corporation, Ross Express and Carquest.

Property Details:

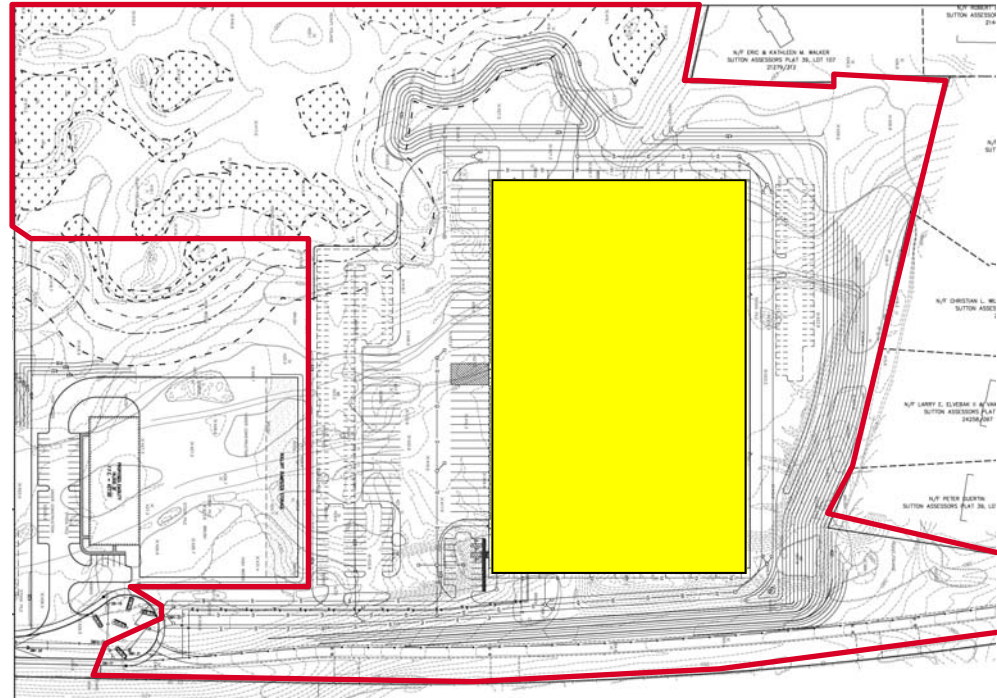
Acres:	31.27 Acres
Sizes Available:	From 7-31.27 Acres
Zoning:	OLI-Office Light Industrial
Permits:	Mass Environmental Protection Act (MEPA) Certificate
Water:	Public
Sewer:	Public
Energy:	Natural Gas potential
Traffic Count::	Worcester Providence Turnpike 25,000+/CPD

Conceptual A:



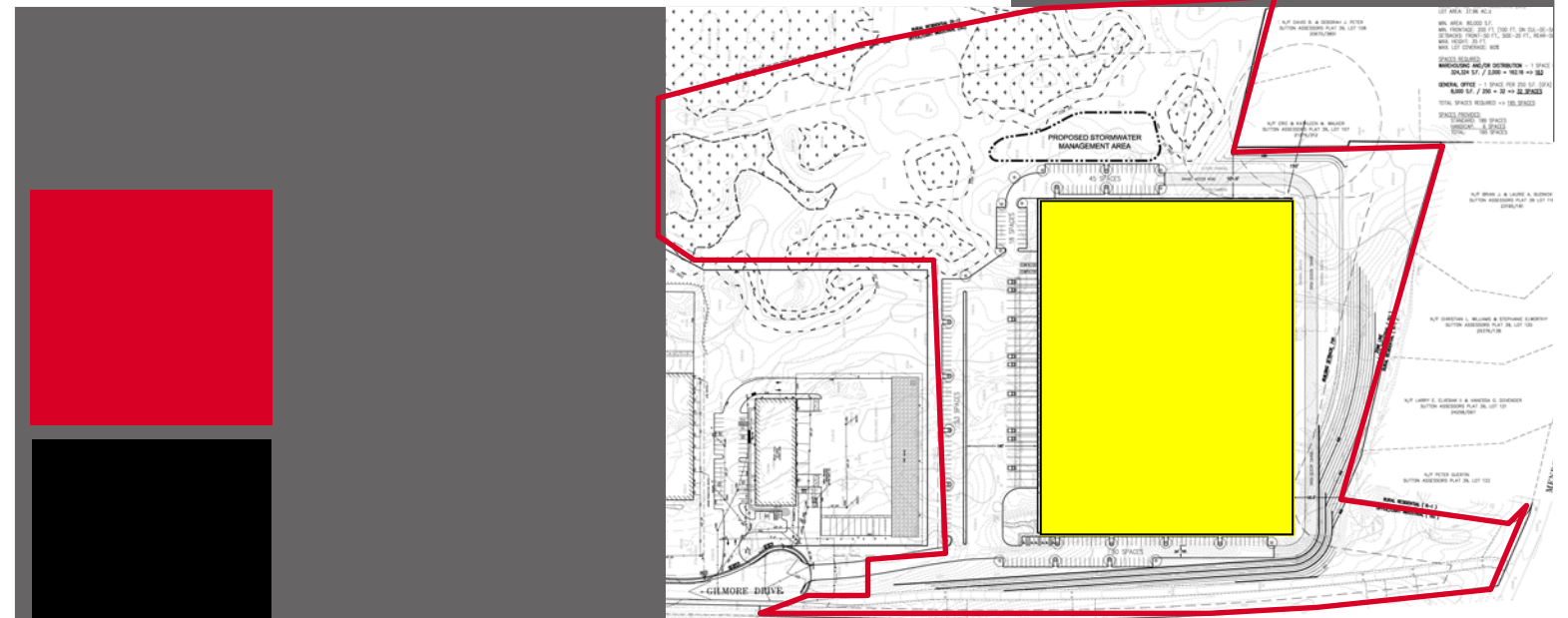
Three individual building sites from 30,000 to 90,000/SF

Conceptual B:

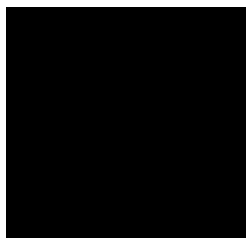
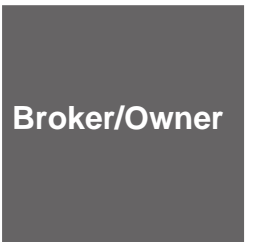


One 205,000/SF individual building

Conceptual C:



One 330,000/SF individual building



Commercial Real Estate Services, Worldwide.

Contact Information

Karl Norwood | 603.657.1930 | Karl@nainorwoodgroup.com
Joe Mendola | 603.657.1924 | Joe@nainorwoodgroup.com
 116 South River Road | Bedford, NH 03110 |
 www.nainorwoodgroup.com | Office: 603.668.7000



Contact Information

Tom Kelleher | 508.635.6789 | tomkelleher@kelleher-sadowsky.com
 446 Main Street, Suite 2200 | Worcester, MA 01608 |
 www.kelleher-sadowsky.com | Office: 508-753-0707

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.