

INDUSTRIAL PROPERTY FOR LEASE

297 HARTFORD TURNPIKE (3 POLITO DRIVE)

Shrewsbury, MA 01545



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PROPERTY DESCRIPTION

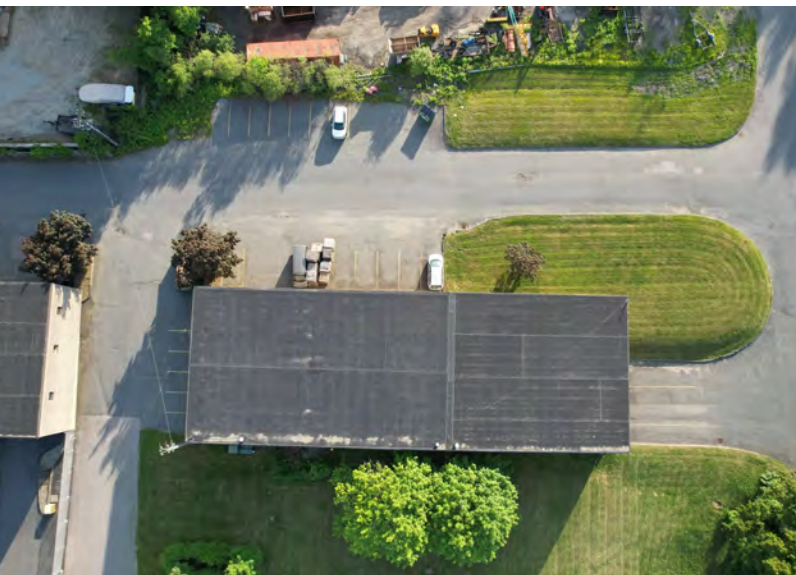
Kelleher & Sadowsky is pleased to offer for lease 297 Hartford Turnpike (3 Polito Drive), an ±11,00 square foot industrial facility strategically located right off of Route 20 in Shrewsbury, Massachusetts. The property provides exceptional access to Interstate 90 (Mass Pike), Route 9, Route 140, I-290, and I-495, making it an ideal location for warehousing, distribution, manufacturing, service, and contractor-related operations. Positioned on one of Central Massachusetts' most heavily traveled commercial corridors, the building offers convenience and accessibility for both employees and customers. Additionally, the property benefits from its proximity to the nearby Flynn's Truck Stop, a full-service truck stop offering fuel, food service, and amenities that support transportation and logistics operations.

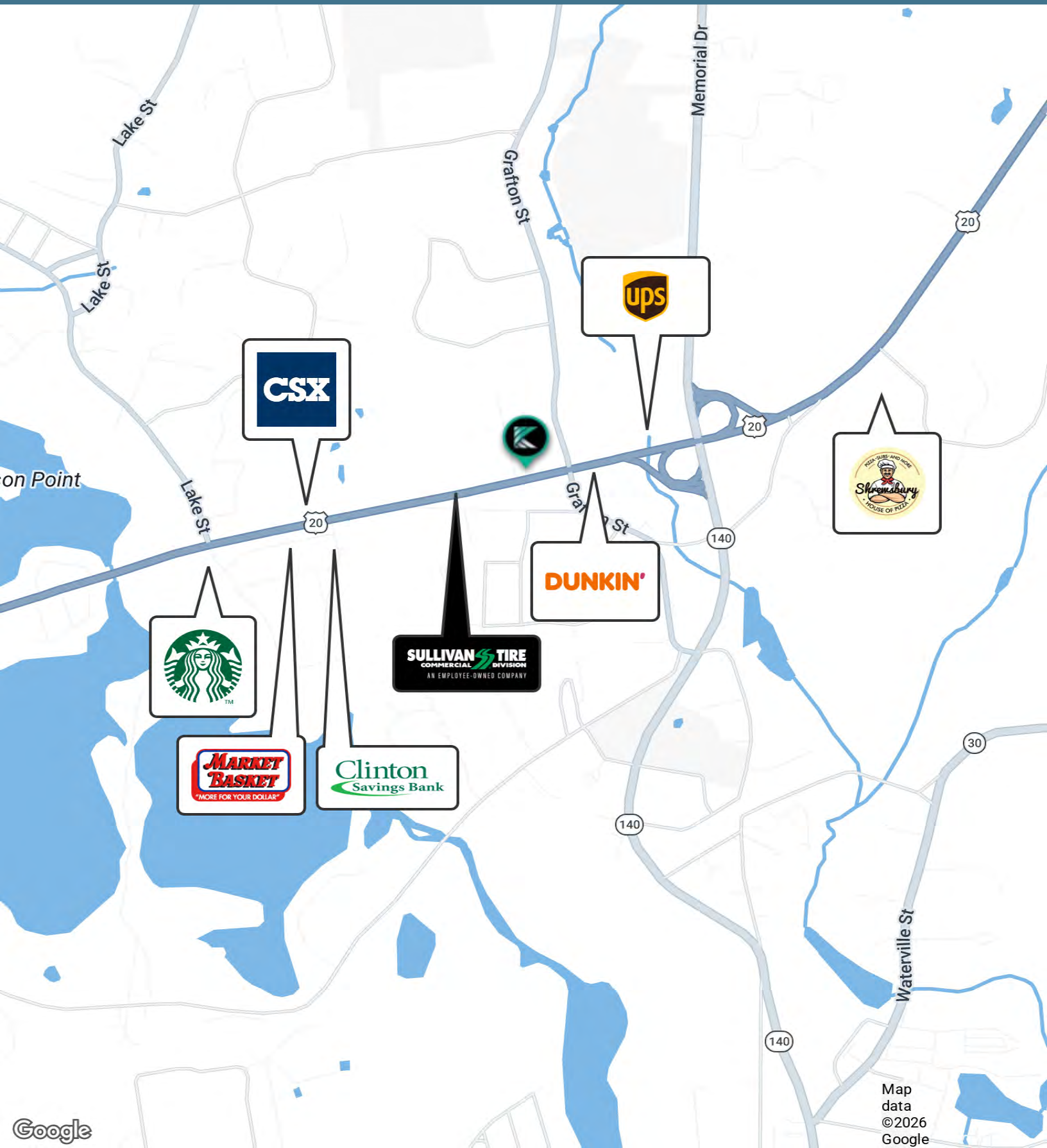
The facility features 10,200 SF of warehouse space, 800 SF of office space, approximately 18-foot clear ceiling heights, two (2) drive-in doors, and two loading docks, providing efficient loading and operational flexibility. Having 23 designated parking spaces, on-site parking and outdoor circulation areas further enhance the property's usability for businesses with fleet vehicles, equipment, or employee parking needs. With its highly desirable Shrewsbury location, strong transportation access, and versatile industrial configuration, 297 Hartford Turnpike presents an outstanding opportunity for companies looking to establish or expand their presence in the MetroWest and Central Massachusetts markets. Contact us today for additional information or to schedule a tour.

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	11,000 SF
Building Size:	11,000 SF
Clear Height:	18'
Drive-In Doors:	2
Loading Docks:	2
Heat:	Gas
Sprinkler System:	Wet
Parking:	23 Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,280	21,053	69,741
Total Population	3,422	52,685	179,237
Average HH Income	\$147,639	\$132,533	\$115,096





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