

FOR LEASE - BUILD TO SUIT RT 146 - PROVIDENCE WORCESTER TPKE



99 BOSTON ROAD

SUTTON, MA 01590



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Build to Suit
Building Size:	1st Floor: up to 30,000 SF 2nd Floor: TBD
Utilities:	Water, sewer, gas
Zoning:	Highway Business (B-2)
Traffic Count:	±50,000
Lease Rate:	Negotiable

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 99 Boston Road in Sutton, MA. The developer is planning to construct a ±30,000 SF building as a build to suit. The site is seconds away from a signalized traffic light on Route 146. The traffic count for RT 146 and Boston Road is approximately ±50,000 cars per day.

Directly across the street, Unified2 Global Packaging Group (a Kraft Group Company), 1 million ±square foot industrial development is now in progress and expected to provide over 1,000 new full-time jobs.

The property is also within walking distance of the owner and developer's new Pleasant Valley Crossing Plaza, which is tenanted by Market 32, Starbucks, Verizon, Pleasant Valley Dentists, Five Guys, UniBank, and more. Please call Drew Higgins or Madison O'Brien for additional information or with any questions.



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±30,000 SF BUILD TO SUIT - INDUSTRIAL, OFFICE, LAB, OR FLEX BUILDING



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LOCATION MAP

