

FOR SALE OR BUILD-TO-SUIT/LEASEBACK

PRIME OFFICE/RETAIL DEVELOPMENT SITE

274 WALNUT STREET, SHREWSBURY, MA



As exclusive marketing agents for Capital Group Properties, Colliers International/Boston is pleased to announce the availability of a prime office/retail development site strategically located on Route 9 at Walnut Street in Shrewsbury, Massachusetts. Particulars on the site are as follows:

- 1.60 acre site with 350 feet of frontage on Route 9
- Permitted for 20,000 SF office/retail building
- Traffic count is 41,000 ADT on Route 9 and 1,300 ADT on Walnut Street
- Potential uses include office, retail, medical etc.
- All utilities including Town water & sewer, gas available
- High visibility location

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