

114 LANCASTER ROAD
SHIRLEY, MA

*Premier Industrial/Flex/Retail
opportunity with expansion potential.*

A ±45,000 SF Industrial/Flex/Retail property for sale and for lease.



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Property overview

114 Lancaster Road in Shirley, MA presents a rare opportunity to acquire or lease a well-located industrial/flex/retail property in the heart of Shirley's established commercial corridor. Situated on ± 4.85 acres and improved with a newly constructed $\pm 45,000$ square foot, two-story facility, the property offers a combination of functional industrial/retail space, commercial flexibility, and significant long-term value through future expansion.

The property is zoned Lancaster Road Commercial (LRC), permitting a broad range of commercial, industrial, retail, and all marijuana business establishment uses. The existing building features approximately 18-foot clear heights on both floors, and is served by public water/sewer, and natural gas, providing the infrastructure necessary to support a wide variety of operations.



45,000 SF, TWO-STORY FACILITY



4.85 ACRES



ZONED LANCASTER ROAD COMMERCIAL



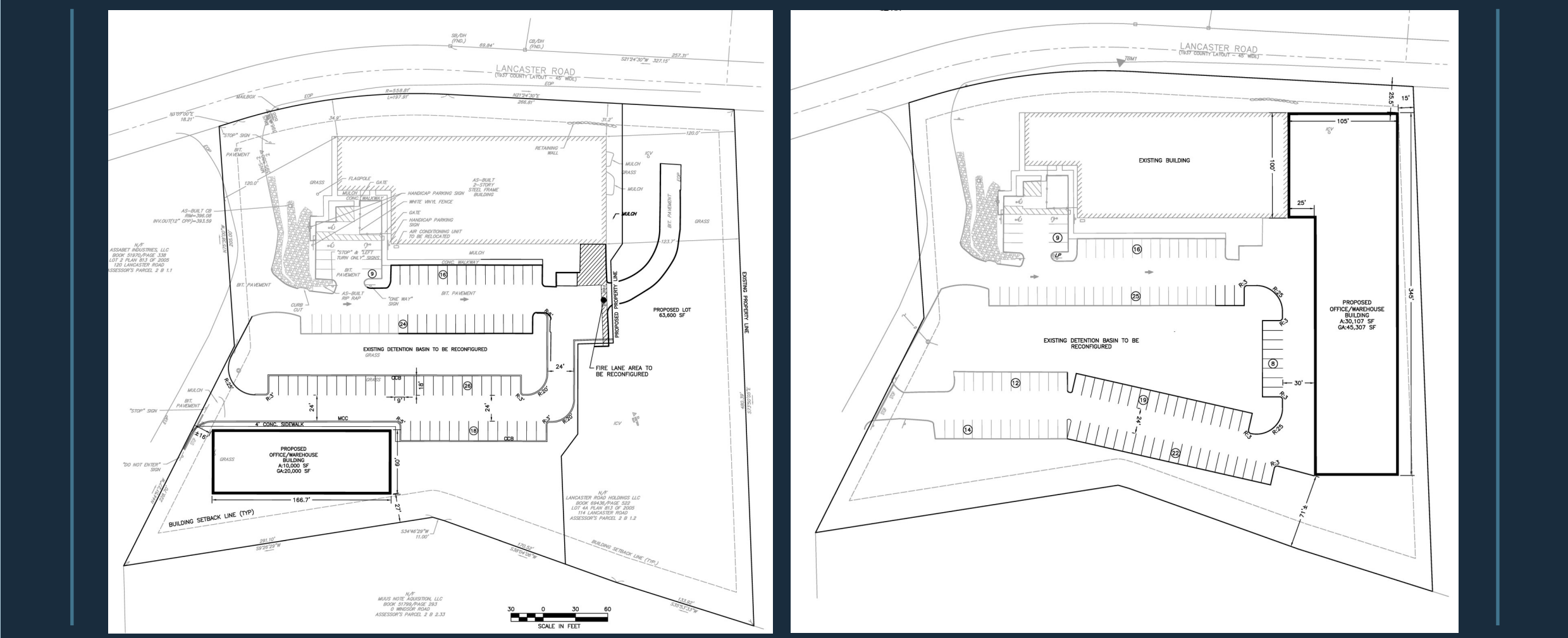
NEW CONSTRUCTION
BUILT IN 2022



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Conceptual Plans

A distinguishing feature of the offering is the opportunity to expand the existing improvements by an additional $\pm 45,000$ square feet, allowing owners or occupants to accommodate future growth or future investment opportunities. Whether acquired as an owner-user facility, an investment property, or a strategic expansion opportunity, the property offers exceptional flexibility in a market where quality industrial assets remain in high demand.



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Property
specifications.

BUILDING SIZE	±45,000 SF (Two Stories)
LAND	±4.85 Acres
ZONING	LRC (Lancaster Road Commercial)
PROPERTY TYPE	Industrial / Retail
CLEAR HEIGHT	±18' Clear on Both Floors
UTILITIES	Public Water & Sewer, Natural Gas, Electric
ELECTRICAL	400 Amps (277/480V) 3-Phase Power
SPRINKLER	Wet System
YEAR BUILT	2022—New Construction
PARKING	±115 Spaces On-Site
ELEVATOR	One (1) Freight Elevator
LOADING	One (1) Drive-In Door (Additional loading can be added)
DEVELOPMENT POTENTIAL	±45,000 SF Potential Expansion
PURCHASE PRICE	\$8,325,000
LEASE RATE	\$12 to \$14/SF (NNN)



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Location & Access

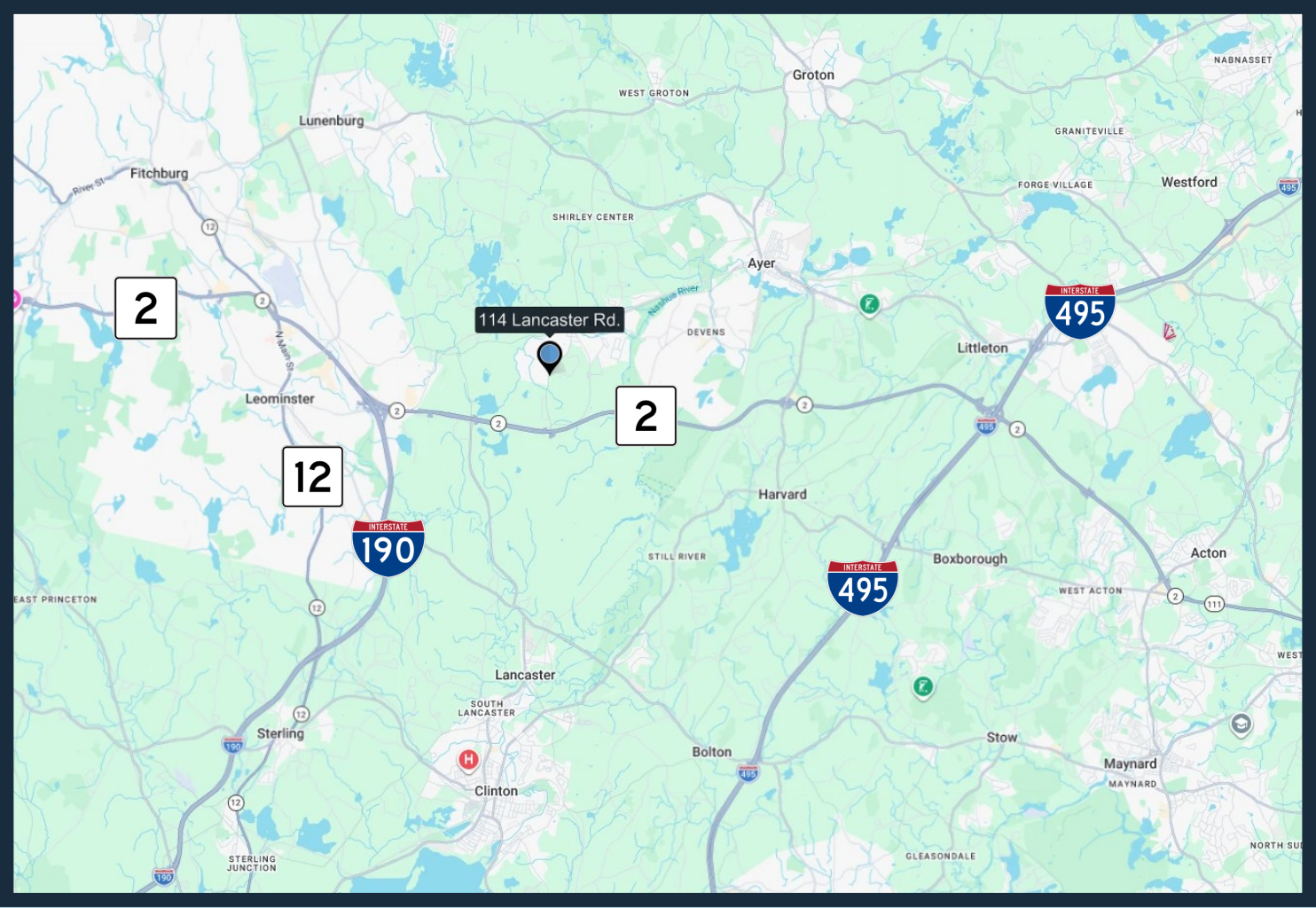
114 Lancaster Road is exceptionally positioned with convenient access to Route 2 and Interstate 495, providing seamless connectivity to Interstate 190, Interstate 290, Interstate 90 (Massachusetts Turnpike), and the greater Boston metropolitan area. This strategic highway access places businesses within easy reach of Central Massachusetts, MetroWest, Southern New Hampshire, and the broader New England market.

APPROXIMATE DRIVE TIMES

ROUTE 2	3 minutes
ROUTE 12	15 minutes
I-190	6 minutes
I-290	22 minutes
I-495	12 minutes
I-90	45 minutes

APPROXIMATE DRIVE TIMES

LEOMINSTER	13 minutes
WORCESTER	35 minutes
FRAMINGHAM	50 minutes
BOSTON	1 hour, 10 minutes
MANCHESTER, NH	1 hour, 5 minutes



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Request
a tour.

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