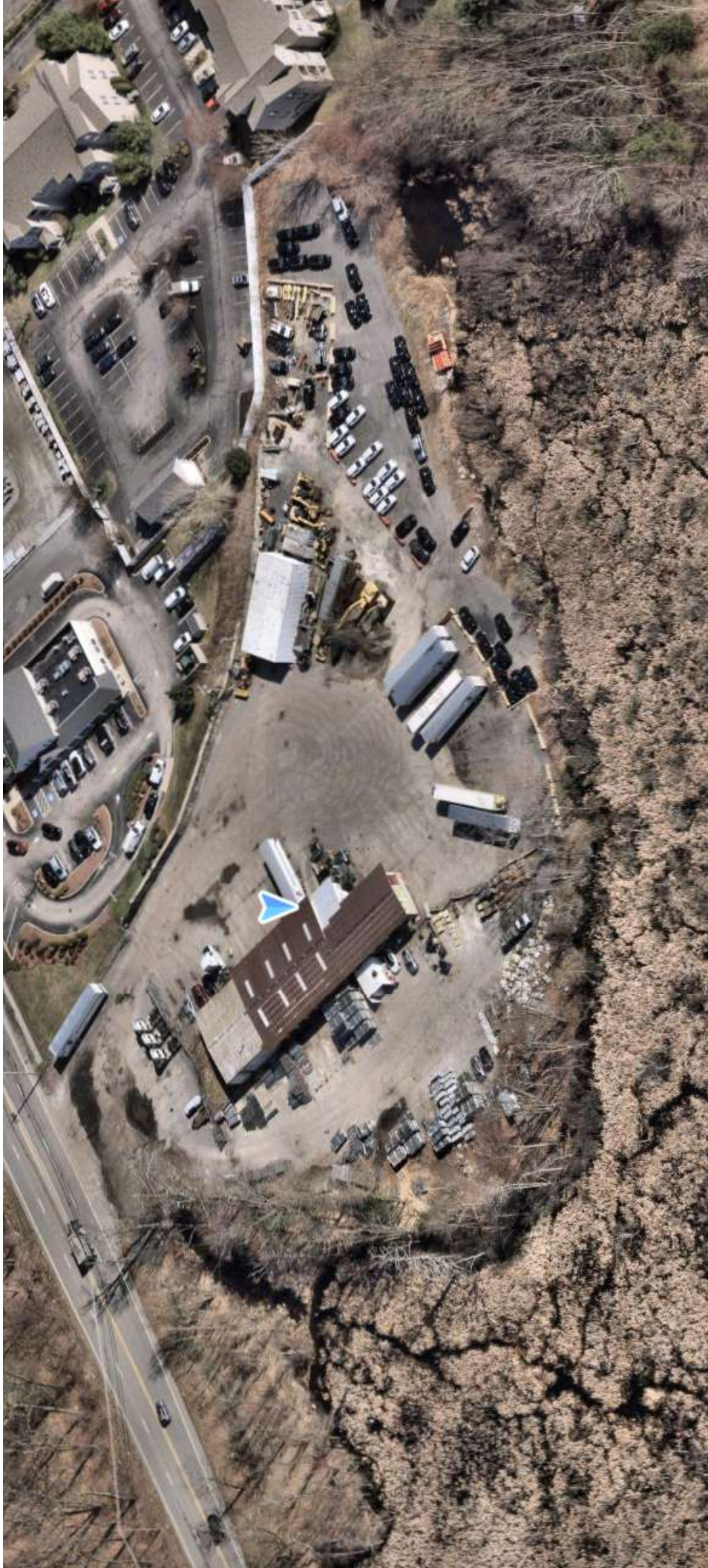




PORTFOLIO OFFERING MEMORANDUM



824, 864, 537 Hartford Turnpike, Shrewsbury MA

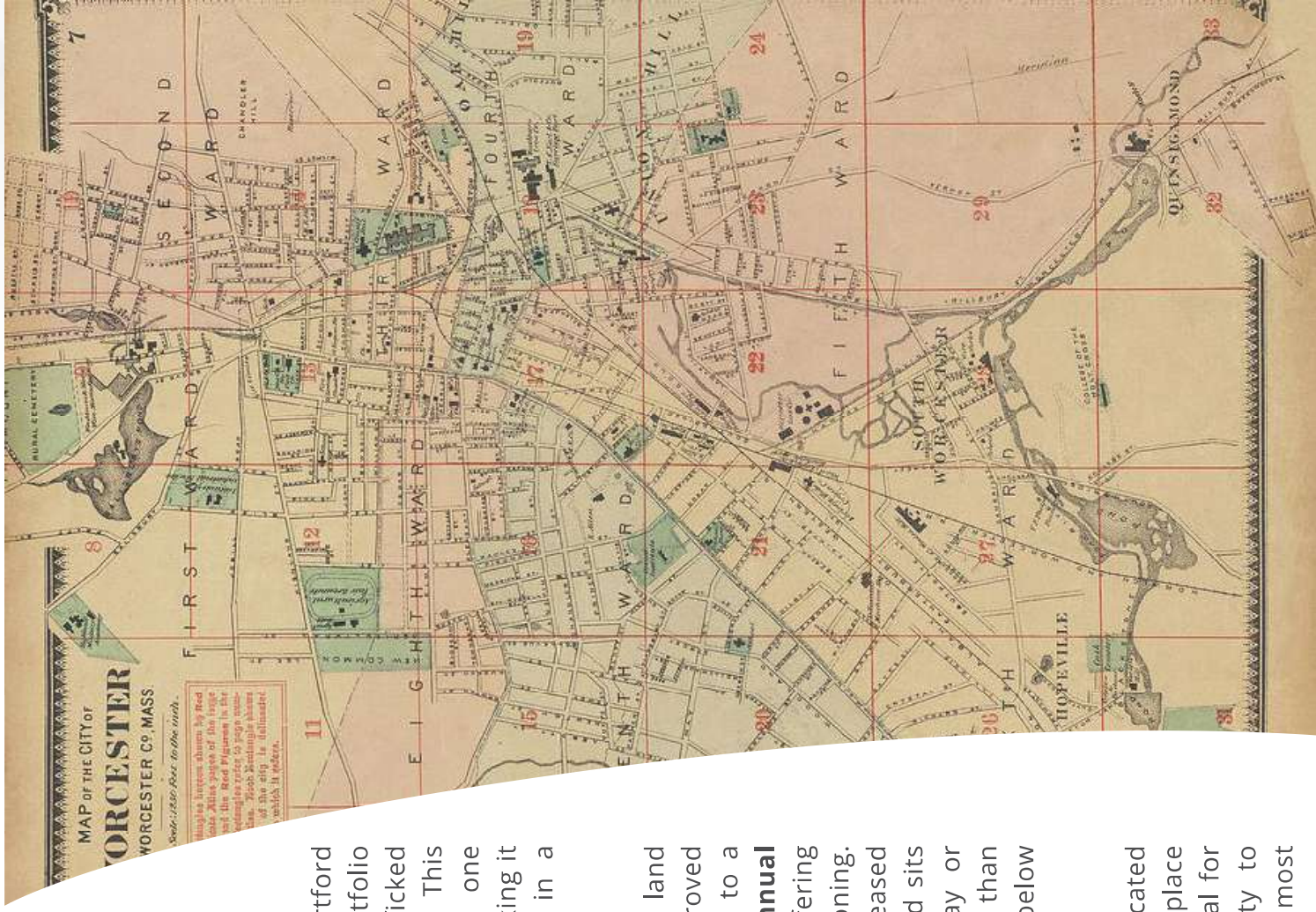
9.7-ACRES AND 17,150 SF OF INDUSTRIAL SPACE

Executive Summary

Spellman & Malloch is pleased to present 824, 846, and 537 Hartford Turnpike in Shrewsbury, Massachusetts. A three-property industrial portfolio totaling approximately 9.7 acres, ideally situated along a highly trafficked commercial corridor with immediate access to I-90, I-290, and I-495. This offering includes two actively leased income-producing parcels and one underutilized site with strong redevelopment or lease-up potential, making it well-suited for both investors and owner-users seeking a foothold in a constrained Central Massachusetts industrial market.

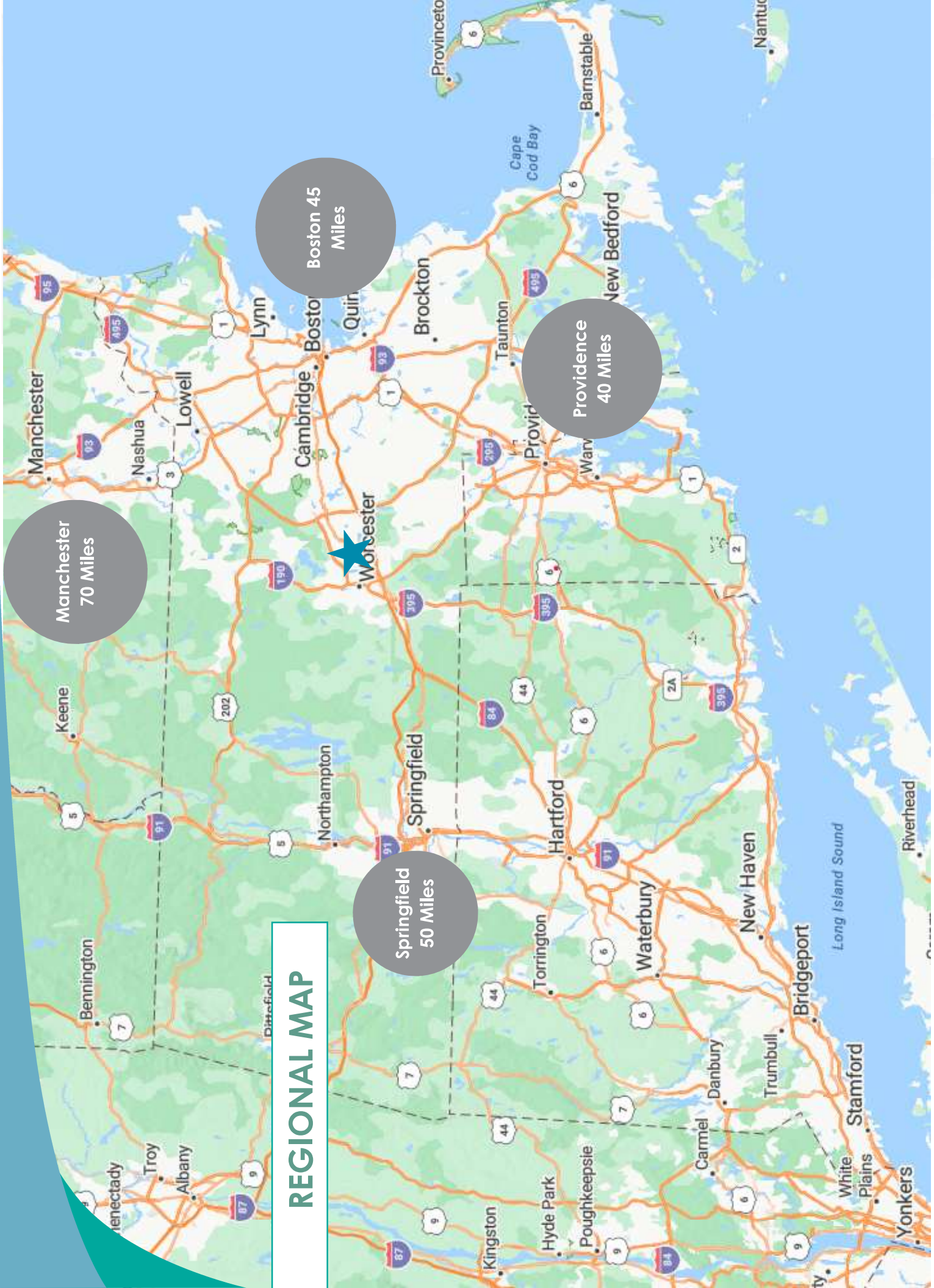
824 Hartford Turnpike is a 4.0-acre parcel of commercially zoned land currently partially leased. 846 Hartford Turnpike is a 2.9-acre site improved with two industrial buildings totaling 10,500± square feet and leased to a diversified tenant roster. These properties generate over **\$245,000 in annual gross income**, with several rents positioned below market, offering immediate value-add potential through lease renegotiation or repositioning. 537 Hartford Turnpike is a 2.8-acre parcel with 6,700 square feet of leased industrial space. This property offers a flexible industrial footprint and sits adjacent to the other parcels, enabling a potential assemblage play or standalone owner-user opportunity. This property generates more than **\$160,000 in annual gross income**, with several rents positioned below market.

All three properties benefit from broad use allowances and are located within an established commercial node in Shrewsbury. With stable in-place cash flow, upside through re-leasing and rent escalations, and potential for long-term redevelopment, this portfolio presents a rare opportunity to acquire scalable industrial real estate in one of Metro Worcester's most accessible submarkets.



Site Boundaries





REGIONAL MAP

537 Hartford Turnpike

Property Details

Property Type: Industrial Warehouse

MBLU: 36/068000

Building Size: 6,650 SF

Year Built/Renovated: 1960

Stories: 1

Total Land Size: 2.8 acres

Zoning: LI - Limited Industrial

Clear Height: 16 feet

Cranage: No

Construction Type: Steel Frame

Roof: Rubber Membrane

Heating: Natural Gas

Parking: Asphalt paved

Leases: \$13,425 per month

Zoning Uses

- Light Manufacturing
- Light Industrial
- Research Labs
- Office
- Etc



824 & 864 Hartford Turnpike

Property Details

Property Type: Industrial Warehouse

MBLU: 36/067000 & 36/04200

Building Size: 10,500 SF

Year Built/Renovated: 1960

Stories: 1

Total Land Size: 6.9 acres

Zoning: CB - Commercial Business

Clear Height: 16 feet

Cranage: No

Construction Type: Steel Frame

Roof: Rubber Membrane

Heating: Natural Gas

Parking: Asphalt paved

Leases: \$20,434.79 per month

Zoning Uses

- Limited Industrial
- Stores and Restaurants
- Retail
- Professional Offices
- ETC



REGIONAL RAIL MAP

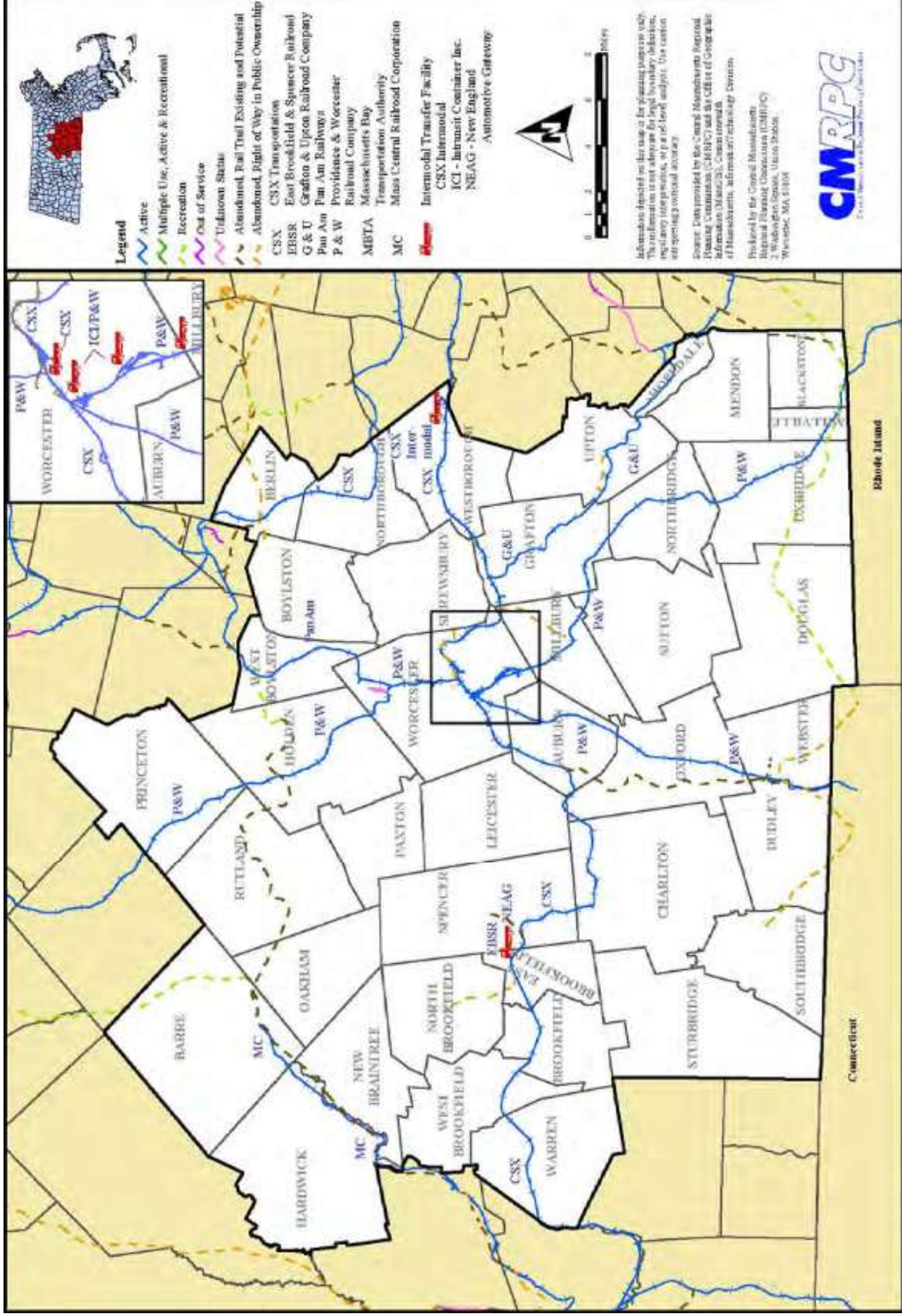


Figure III-26 Regional Railroad System

PRIMARY CONTACT



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