



46 Depot St, Uxbridge, MA 01569

\$999,900

Industrial Land For Sale | 46 Depot St, Uxbridge | Rte 146

Industrial Land For Sale | 46 Depot St, Uxbridge | Rte 146 Land 1.99 acres



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Listing Added: 01/20/2026

Listing Updated: Today



Details

Asking Price	\$999,900	Property Type	Land
Sub Type	Industrial	Zoning	I
Lot Size (acres)	1.99	Broker Co-Op	Yes

Marketing Description

Offered for sale is a **rare 1.99-acre industrial parcel** located at **46 Depot Street in Uxbridge**, just minutes from **Route 146**, providing excellent regional access throughout Central Massachusetts and Northern Rhode Island. This **strategically positioned site** is well-suited for a wide range of industrial and commercial uses and presents a compelling opportunity for both **investors and owner-users**.

The property's location and layout make it ideal for uses including **auto repair, auto salvage, contractor storage yard, truck terminal, warehouse, recycling center, industrial park, railroad-related uses, office or R&D facilities, parking lot, power center, or future development hold** (subject to zoning and approvals).

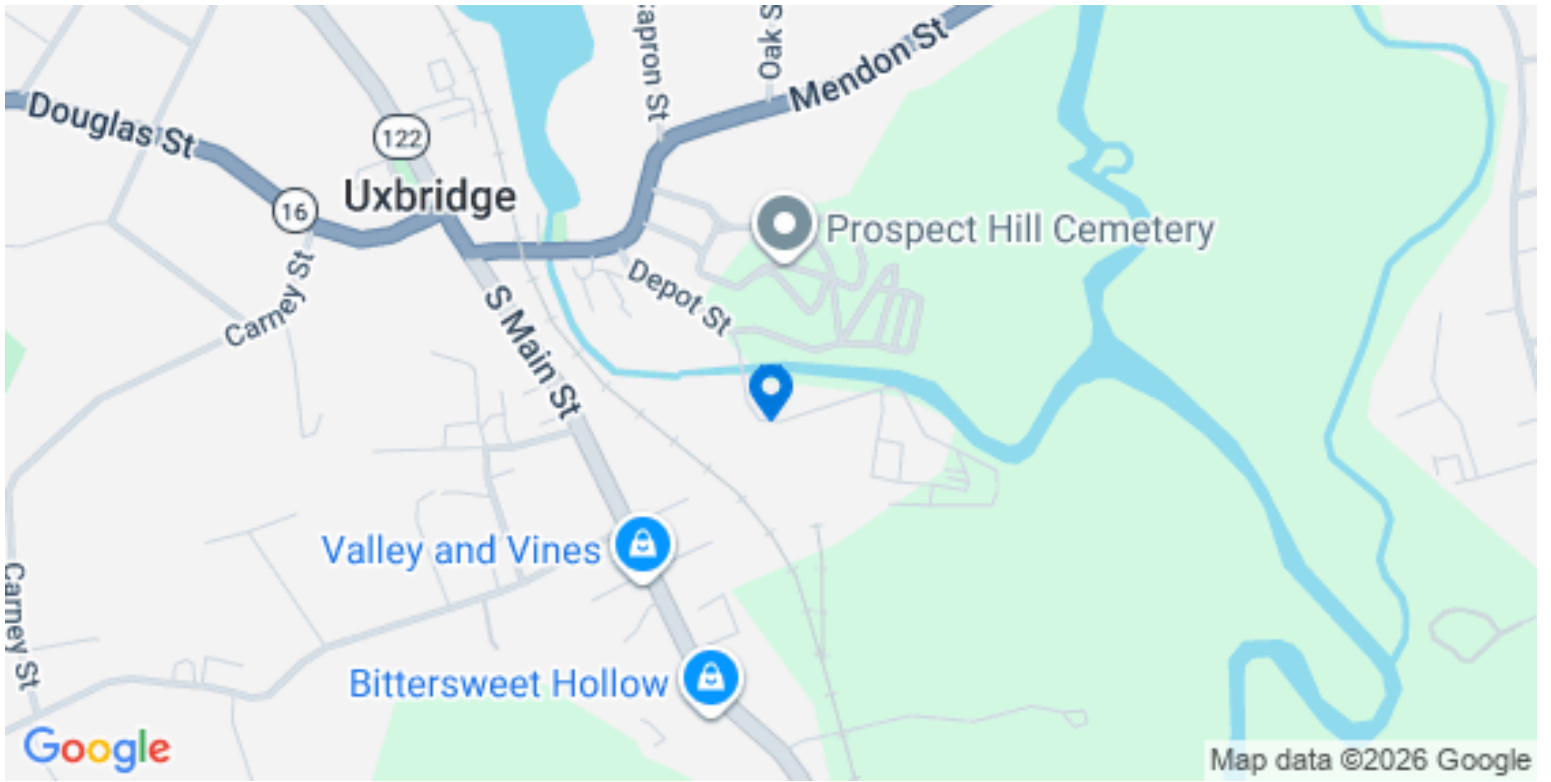
With its **proximity to major transportation corridors**, flexible use potential, and limited availability of comparable industrial land in the area, **46 Depot Street** represents an exceptional opportunity to secure well-located industrial acreage in a growing market.

Investment Highlights

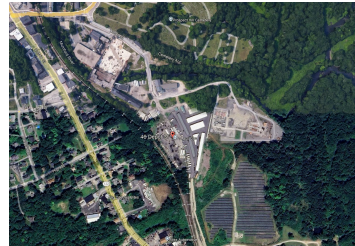
1. **1.99 acres** of industrially classified land
2. **Prime location** at 46 Depot Street, just off **Route 146**
3. **Excellent roadway access** for transportation and logistics
4. **Ideal for investors or owner-users** seeking strategic industrial positioning



Location (1 Location)



Property Photos (3 photos)



Demographic Insights

