



333 SHREWSBURY STREET

WORCESTER, MA

FOR LEASE | 6,000 SF FLEX/COMMERCIAL SPACE AVAILABLE

- 1 Mile to I-290
- 16' Clear
- Sublease until September 2028

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at 333 Shrewsbury Street, this newly renovated 6,000 SF flex commercial space is available for immediate occupancy and is ideal for a variety of local business and flex users. The space features 16' clear height, one roll-up door, several private offices, and abundant natural lighting throughout. Conveniently situated just one mile from I-290, the property offers excellent accessibility to Worcester and the surrounding Central MA market.

PROPERTY HIGHLIGHTS

- Sublease until Sep 2028
- 6,000 SF Available for Lease
- 1 Mile to I-290
- 2 miles to Route 9 and major retail amenities in Shrewsbury
- Convenient access to downtown Worcester, Union Station, and the Canal District

PROPERTY SPECIFICATIONS

Building Size:	56,000 SF +/-
Space Available:	6,000 SF +/-
Total Lot Size:	3.38 AC
Roll Up Door:	1
Clear Height:	16'
Lease Rate:	\$10/NNN with \$2,000/month for NNN

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	61,729	100,739	150,904
Total Population	158,674	262,292	396,267
Average HH Income	\$87,013	\$103,796	\$123,923










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HIGHWAY PROXIMITY

-  0.5 MILES
-  0.9 MILES
-  2.4 MILES

BOSTON, MA
44 MILES | 54 MINS

SPRINGFIELD, MA
55 MILES | 58 MINS

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