

FOR SALE & FOR LEASE



333 SOUTH STREET

SHREWSBURY, MA 01545



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

WILLIAM D. KELLEHER, IV

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JAMES UMPHREY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office/Manufacturing/Lab
Total Building Size:	682,000 SF
Zoning:	CB - Commercial Business
Available For Lease:	50,000 SF +
Lease Rate:	Call for Pricing
Sale Price:	Subject To Offer

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to bring to your attention to 333 South Street in Shrewsbury, Massachusetts. Located at the intersection of South Street and Route 9 in Shrewsbury, the building offers excellent highway access to Routes 290, 495, and Massachusetts Turnpike (I-90).

333 South Street has more than 682,000± square feet of Class A office space, as well as light manufacturing and laboratory space to accommodate a myriad of uses. The property is located in a tranquil, campus-like setting, with access to many retail amenities in close proximity to the building.



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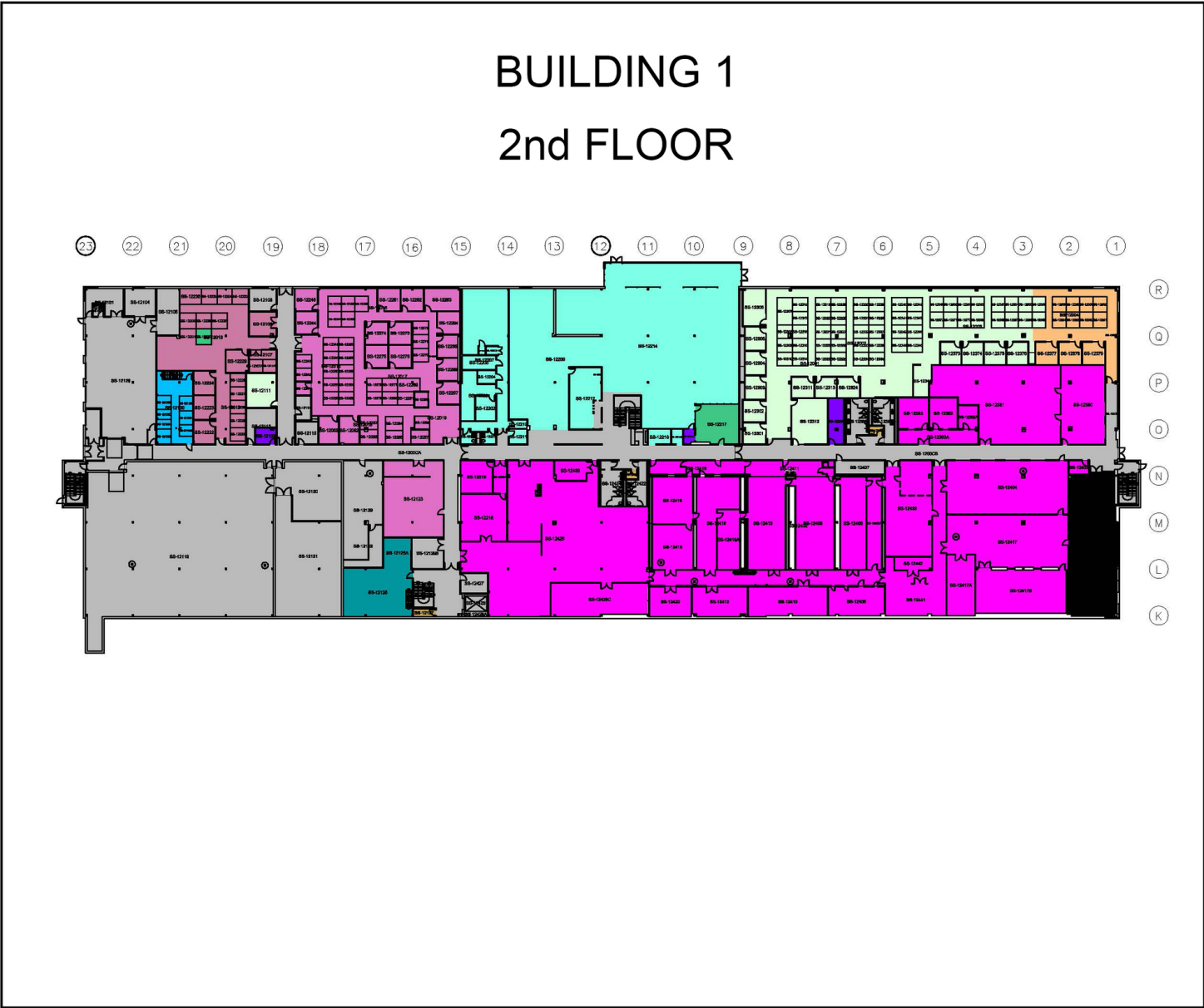
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FLOOR PLAN - BUILDING 1



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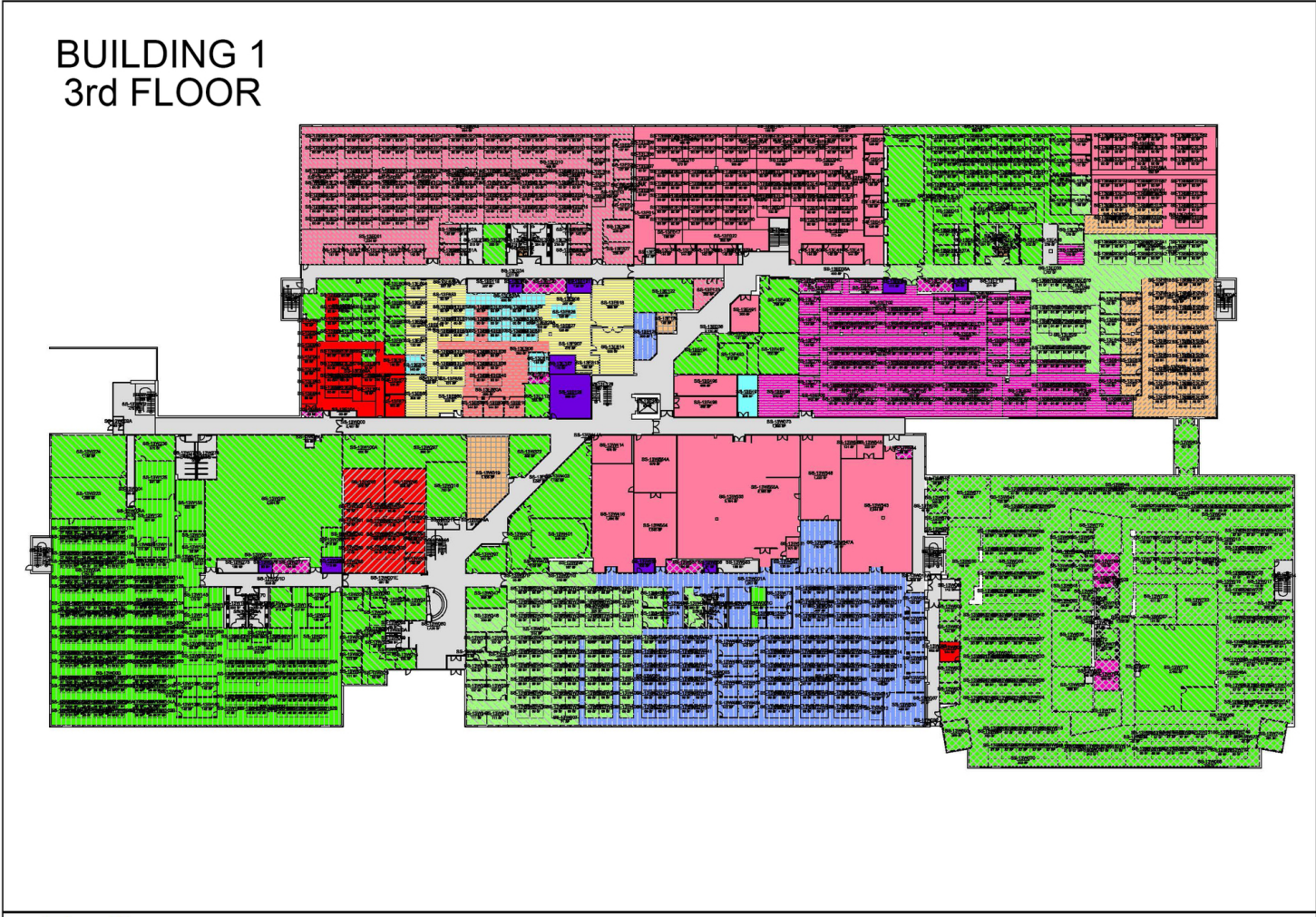
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FLOOR PLAN - BUILDING 1

BUILDING 1
3rd FLOOR



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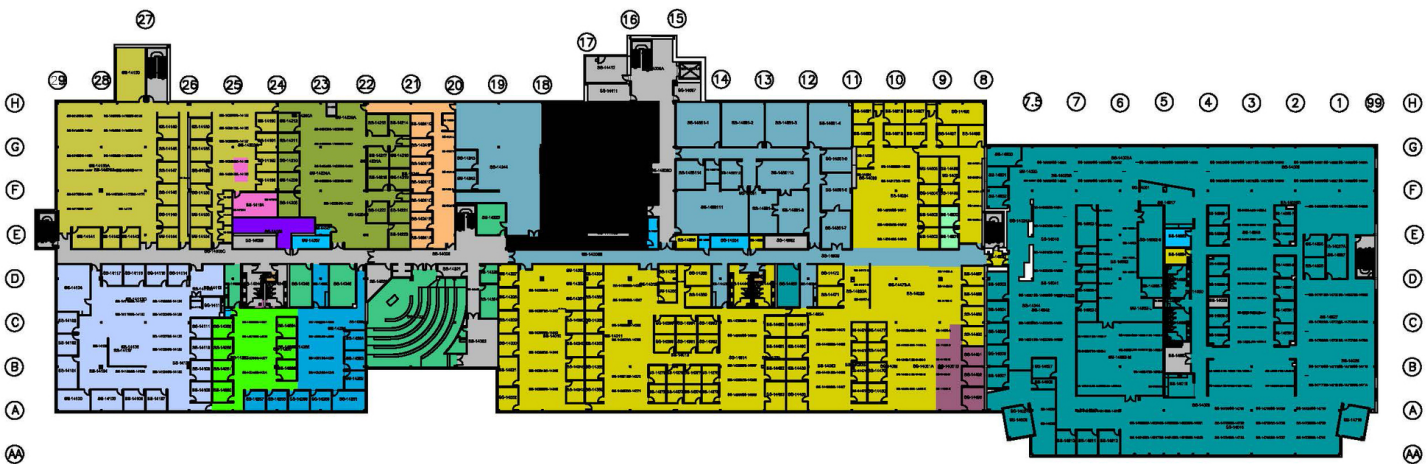
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FLOOR PLAN - BUILDING 1

BUILDING 1
4th FLOOR



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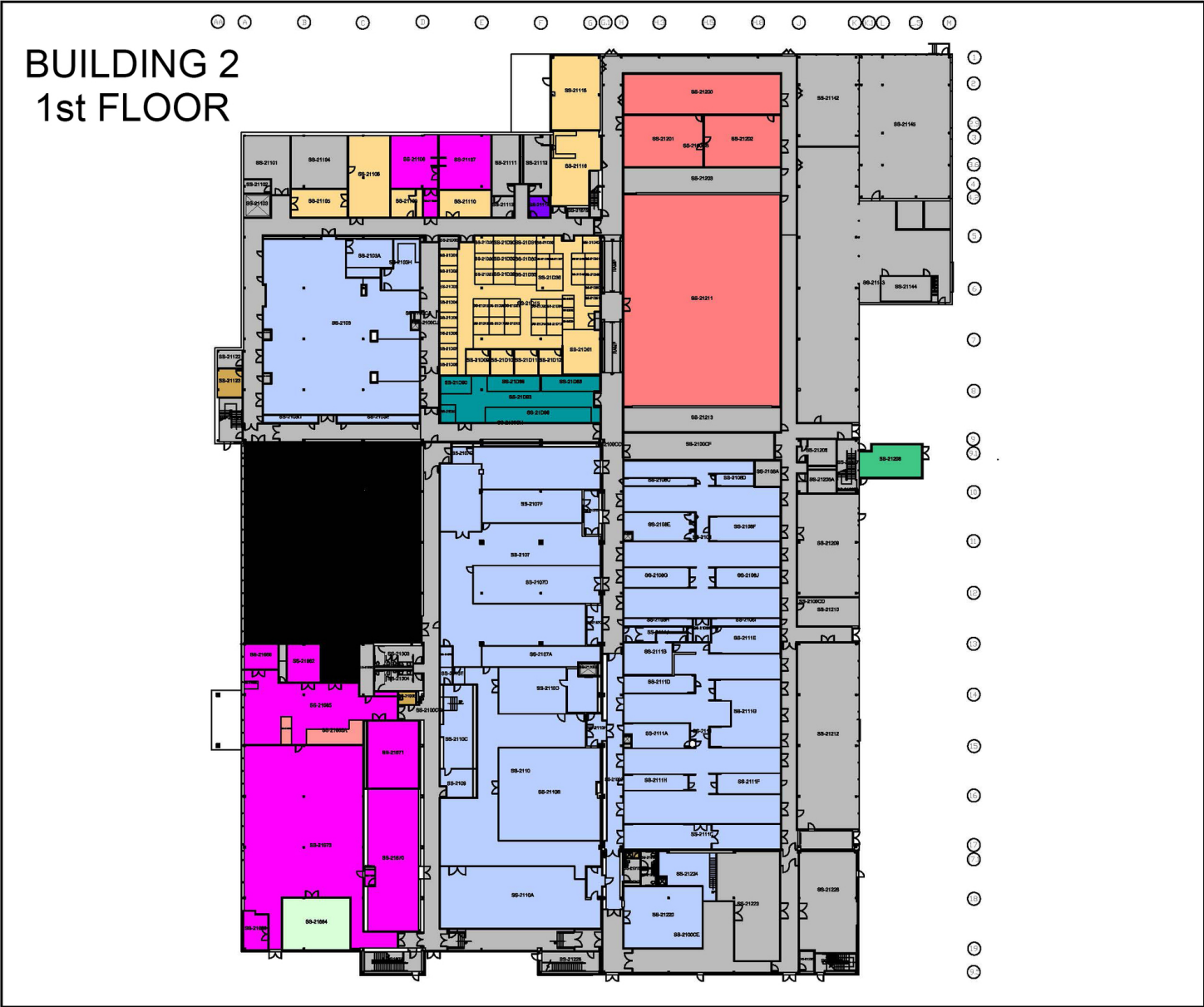
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FLOOR PLAN - BUILDING 2



WILLIAM D. KELLEHER, IV

JAMES UMPHREY

Principal

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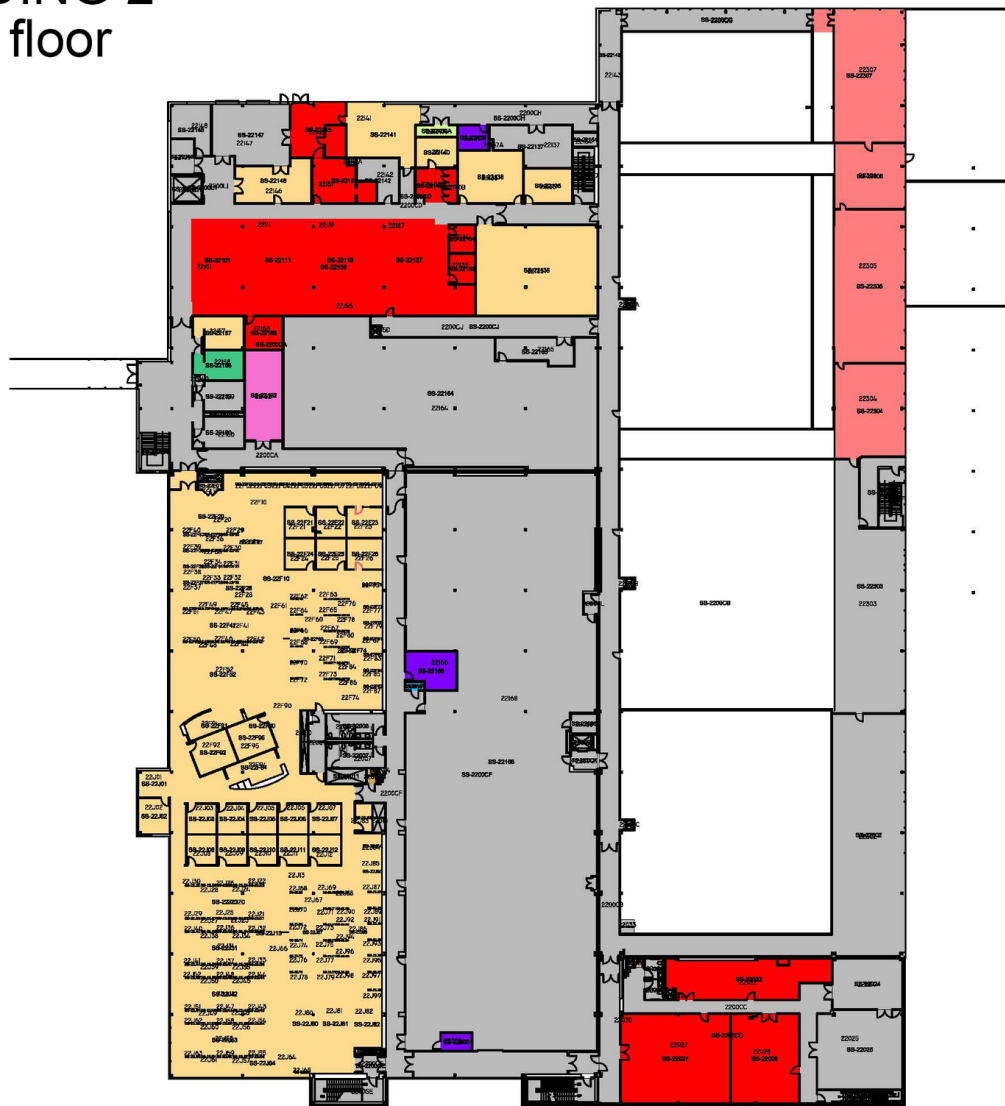
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BUILDING 2
2nd floor



C: 508.579.6080

PROXIMITY TO MAJOR ROUTES



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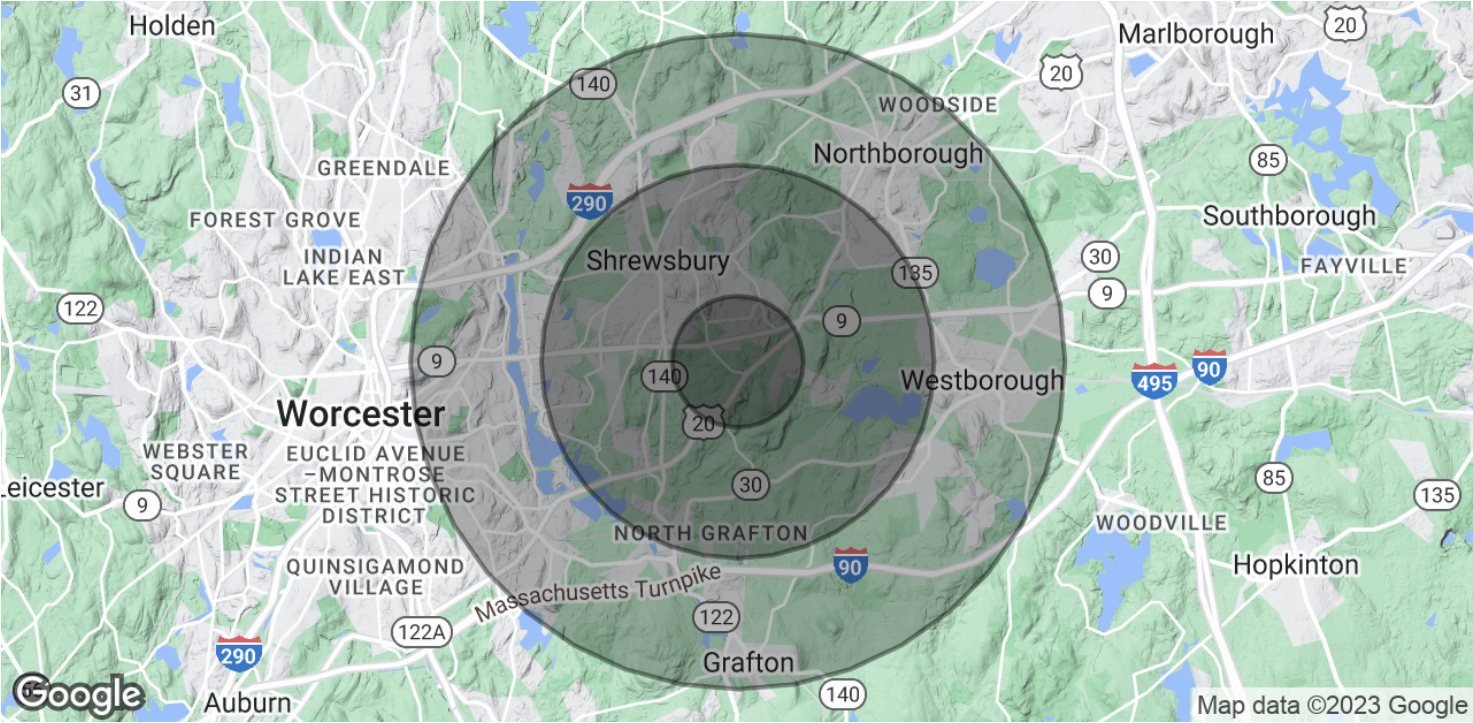
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,640	35,590	89,369
Average Age	37.7	37.3	38.2
Average Age (Male)	36.9	36.6	37.5
Average Age (Female)	38.3	38.3	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,674	13,043	33,541
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$101,016	\$102,247	\$101,976
Average House Value	\$469,140	\$428,645	\$408,091

* Demographic data derived from 2020 ACS - US Census