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## Property of the Month: 910 Boston Turnpike Rd. offers 12,000 s/f of flexible space for office, R&D, retail or distribution

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Shrewsbury, MA 910 Boston Tpke. Rd. is a 37,000 s/f property located on Rte. 9 with a 48,000 cars per day traffic count. There is currently 12,000 s/f available for lease. Benefiting from a 35 foot high pylon sign with a 55 s/f electronic sign, the available square footage can be used for office, R&D, retail, fitness or distribution. The space can be subdivided down to 4,000 s/f spaces, all of which would include exclusive dock high loading.

The area is about to undergo a serious positive change as Amazon has begun renovations on 50 Otis St., a 350,000 s/f soon to be world class robotics facility. The new Amazon facility will be 2.2 miles or a 5 minute drive from 910 Boston Tpke., making 910 a perfect spot for Amazon vendors, partners or other suppliers.

Boston Tpke. is surrounded by first class retail including Wegmans, Price Chopper, and dozens of other high end tenants including high end automobile dealers BMW, Mercedes Benz, Audi, and Lincoln. The space represents a valuable alternative for the retailer looking for high visibility, affluence, and traffic count at an affordable price.

To the west of 910 is The University of Massachusetts Memorial Medical Center and Biotech Park. It is a massive campus dedicated to medical treatment, teaching and research.

Owner Ken Hecht of Hecht Development said, "We love owning this asset as it is in a dynamic area with all kinds of quality real estate uses around it in an area of great affluence."

The grounds are heavily landscaped and parking is abundant.

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