

INVESTMENT OPPORTUNITY | ROUTE 146 CORRIDOR | DIRECT HIGHWAY ACCESS

DISTRIBUTION & TRANSPORTATION HUB



Distribution
Facility



Transportation
Terminal



Recreation Vehicle
Dealership



146

EXIT
1

WORCESTER PROVIDENCE TURNPIKE
(ROUTE 146A)

QUAKER HIGHWAY (ROUTE 146A)

146A

Milton
Rents

762
QUAKER HIGHWAY
UXBRIDGE, MA



30± ACRES | STRATEGIC LOCATION | DEVELOPMENT



QUAKER INDUSTRIAL PARK



Worcester, MA 21 miles

Boston, MA 42 miles



762 QUAKER HIGHWAY

146A

Milton
Rents

QUAKER HIGHWAY
EXIT 1 RAMP

146

EXIT
1

Providence, RI 18 miles

Lot lines are approximate and for illustration purposes only.

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Blackstone River Valley Region

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EXECUTIVE SUMMARY



SVN® | Parsons Commercial Group | Boston is pleased to offer for sale **762 Quaker Highway (Route 146A), Uxbridge, MA (the “Property”)**; two parcels totaling over 30± acres of highly visible commercial land with approximately 20± acres buildable. The site was formerly a sand and gravel pit and most recently a truck parking storage lot. The land offers a great opportunity for several uses including big box retail, industrial uses, warehousing, distribution and more, benefitting from its strategic and highly visible location at the Exit 1 Ramp off Route 146, the Worcester-Providence Turnpike (30,000± average daily traffic count).

The property benefits from its proximity to Route 146 (Worcester-Providence Turnpike), a rapidly developing commercial corridor. Due to its central location the Route 146 highway corridor has become home to numerous large-scale distribution and manufacturing facilities, attracting major companies such as Medline Industries, BJ’s Wholesale Club, and Amazon. This bustling commercial environment provides significant opportunities for future users of the property.

The combination of the above characteristics makes 762 Quaker Highway a compelling opportunity for several types of buyers including owner/users, developers and value add investors to purchase an opportunistic site in the Greater Boston market.

PRICING & PROCESS

Qualified investors only. This is not a distressed sale. Offers to include proposed use and buyers' credentials to carry out the proposed project.

LOT	ADDRESS	PARCEL	LAND SIZE (ACRES)	LAND SIZE (SF)	ZONING
Lot 1	762 Quaker Highway	Parcel 1	31.35±	1,365,432±	IB - Industrial B
Lot 2	762 Quaker Highway	Parcel 2	2.03±	88,416±	A - Agricultural
TOTALS			33.38± acres	1,453,848±	

INVESTMENT HIGHLIGHTS



DEVELOPING COMMERCIAL & INDUSTRIAL CORRIDOR | PROVEN NEARBY DEVELOPMENTS | CENTRAL LOCATION IN NEW ENGLAND | HIGH LABOR POOL MARKET | ZONING FLEXIBILITY | ACTIVE MARKET.



CENTRAL NEW ENGLAND LOCATION

Central New England location allowing access to the largest cities in New England including: Boston, MA; Worcester, MA; Providence, RI; Hartford, CT; and Springfield, MA.



SINGLE TAX RATE

One of the advantages to owning or leasing commercial property in the Town of Uxbridge is its single tax rate currently at \$13.95 per thousand.



ACCESS

Route 146 exit ramp fronts the property providing direct access to other major roadways in the region including I-90, 290 and Route 20.



DEVELOPING CORRIDOR

The Route 146 highway corridor has become home to several large-scale distribution and retail facilities including name brand firms including: Medline Industries, BJ's Wholesale Club, and Amazon. There has also been a surge of construction with over 3 million square recently built or under construction of commercial space.

View Looking South



146

PROPERTY SPECIFICATIONS

SITE INFORMATION		SITE INFORMATION [Cont.]	
Address:	762 Quaker Highway 01569	Easements:	Parcels 1 & 2 are subject to (i) the right of the Standard Oil Company and Socony Vaccum Oil Company to lay and maintain the Old Pipe Line as not laid out, (ii) any and all highway locations and slope easements, if the same effect the above described premises and (iii) Order of Conditions in Book 62333, Page 351.
APN:	125-64-0		
County:	Worcester		
Cross-Streets:	Intersection of 146 and 146A		
Access & Frontage:	Quaker Highway [Route 146A]		
Lot Size:	Parcel 1: 31.35± acres [1,365,432± square feet] Parcel 2: 2.03± acres [88,416± square feet]	Right of Ways:	Parcel 2 Right of Way as recorded on April 21, 1931 [Book 2540 Page 259].
Uplands & Wetlands:	Parcel 1: Upland: 20.7±acres; Wetland: 10.7±acres Parcel 2: Unknown		
Zoning:	IB - Industrial [Approx. 2.55± acres in rear of lot remained Agricultural]. * See Zoning Change Warrant [5/18/2018].		

AVAILABLE DOCUMENTS:	ORIGINATOR	DOCUMENT DATE	COMMENTS:
Conceptual Development Plan	McCarthy Engineering Inc.	March 8, 2023	Proposed 60,000 SF Building [54,000 SF Warehouse and 6,000 SF Office] with 67 parking spaces and 86 trailer storage spaces.
Plan of Land	Guerrierre & Halnon, Inc.	August 10, 2021	
Driveway Construction Application/Permit	David O'Keefe	January 1, 2021	Driveway on River Road
Order of Conditions	Town of Uxbridge, Conservation Commission	April 22, 2020	DEP #312-1098
MA DEP Wetlands Notice of Intent	Guerrierre & Halnon, Inc.	February 13, 2020	NOI submitted for single family home development, potable well and septic system.
Preliminary Sub-Division Plan	Guerrierre & Halnon, Inc.	May 28, 2019	Proposed Veterans Industrial Park
Percolation & Deep Soil Evaluation Application	David O'Keefe	November 15, 2018	Please note these were originally conducted for residential.
Wetlands Study/Flagging	Goddard Consulting	September 25, 2018	
Certified Copy of Zoning Change Vote & Warrant	Town of Uxbridge, Town Clerk	May 8, 2018	Property Zone Change

ZONING SUMMARY - Industrial B (IB)*

*The majority of the site is located in the Industrial B (IB) Zoning District as amended and approved in May 8, 2018 by the Town of Uxbridge. 2.55± acres in the rear portion of the site remained zoned Agricultural (A) as requested by the then current owner. *Please note the information provided herein is provided for general reference, and may not be inclusive and may have changed since time of print. Please visit or call the local planning and zoning office for further information.*

Key

Y = Permitted

N = Not permitted

ZBA = Permitted by Special Permit granted by the Zoning Board of Appeals

PB = Permitted by special permit Special Permit granted by the Planning Board

BI = Permitted following approval by the Building Inspector

	SECTION A. RESIDENTIAL USES	IB	A
1	Apartment house	N	N
2	Conservation Design Development	N	PB
3	Open Space Development	N	N
4	Single family dwelling	N	Y
5	Townhouse development	N	N
6	Two-family/duplex dwelling	N	N
	SECTION B. EXEMPT & INSTITUTIONAL USES	IB	A
1	Child care facility	Y	Y
2	Educational use, non-exempt	N	N
3	Essential services	Y	Y
4	Facility for the sale of produce, wine, and dairy products, provided that during the months of June, July, August and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located.	Y	Y
5	Hospital or other medical institution	PB	N
6	Municipal facility	Y	Y
7	Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel that is more than five (5) acres in an area.	Y	Y
8	Use of land for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	N
9	Use of land or structures for religious purposes	Y	Y

ZONING SUMMARY

	SECTION C. AGRICULTURAL USES	IB	A
1	Farm, truck garden, nursery, or greenhouse with less than five [5] acres	PB	Y
2	Farm, truck garden, nursery, greenhouse or other agricultural or horticultural use.	PB	Y
3	Non-exempt agricultural use	N	ZBA
	SECTION D. COMMERCIAL USES	IB	A
1	Adult entertainment established	PB	N
2	Airport or landing field, commercial	N	N
3	Animal clinic or hospital	PB	Y
4	Bank, financial agency	Y	N
5	Bed and breakfast establishment	N	N
6	Billboards, including any sign of more than forty [40] square feet	N	N
7	Boarding house	N	N
8	Business or professional office, including medical	Y	N
9	Commercial recreation, indoor	Y	N
10	Commercial recreation, outdoor	PB	Y
11	Funeral home	N	N
12	Garaging and maintaining more than three [3] automobiles of the passenger type	ZBA	N
13	Gasoline or filling station	ZBA	N
14	Hotel or motel located on a tract of land at least two [2] acres in area and at least one hundred-fifty [150 feet] from any permanent residential building	Y	Y
15	Laundry or laundromat; dry cleaning establishment	ZBA	N
16	Life Science and/or Life Science Technology	Y	N
17	Marijuana establishment [retail]	Y	N
18	Marijuana establishment [cultivation, production]	Y	N
19	Medical marijuana treatment center	Y	N
20	Nursing or convalescent home; home for the aged	N	N

Continued on next page

ZONING SUMMARY

	SECTION D. COMMERCIAL USES - Continued	IB	A
21	Personal service establishment	Y	N
22	Private club, nonprofit	N	ZBA
23	Private stable, nonprofit	N	ZBA
24	Racetrack	N	N
25	Restaurant; diner	Y	Y
26	Retail stores and/or services	Y	N
27	Shopping center	Y	N
	SECTION E. INDUSTRIAL USES	IB	A
1	Blacksmith shop; farrier	PB	PB
2	Contractor's yard	PB	PB
3	Earth Removal	PB	BI
4	Electrical generating facilities with a capacity of three hundred-fifty [350] megawatts or less on a minimum site are of fifteen [15] acres using natural gas, renewable and ultra-low sulfur fuels, wind.	PB	N
5	Electrical generating facility; cogeneration facility.	N	N
6	Junk yard or automobile graveyard	N	N
7	Lumber	PB	N
8	Fuel or ice establishment	PB	N
9	Manufacture, storage, transportation or disposal of hazardous material	N	N
10	Manufacturing establishment	PB	N
11	Renewable or Alternative Energy research and development facilities	Y	N
12	Renewable or Alternative Energy manufacturing facilities	Y	N
13	Solar Photoactive ground mounted solar farm	PB	PB
14	Stone mason yard	PB	N
15	Warehouse and/or distribution	Y	N

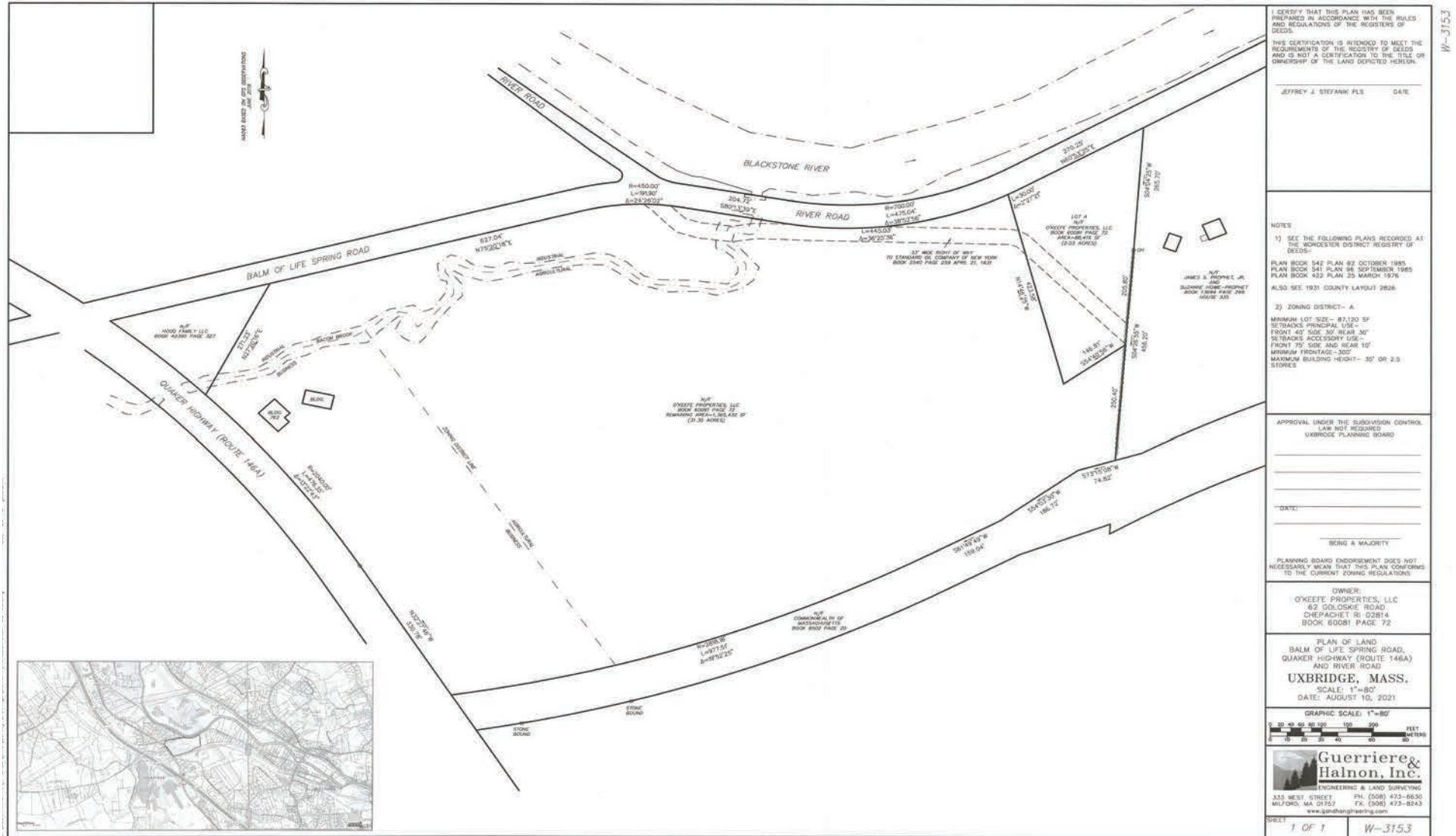
ZONING SUMMARY

SECTION F. OTHER USES		IB	A
1	Airport or landing field, noncommercial	N	Y
2	Cemetery or crematory, non-profit (not religious)	N	ZBA
3	Cemetery or crematory (religious)	Y	Y
4	Penitentiary	N	N
SECTION G. ACCESSORY USES		IB	A
1	Home occupation	N	Y
2	Juice bar, as an accessory use to a private club, restaurant or country club	N	ZBA
3	Retail trade or shop for manufacturing articles incidental to and as an accessory use to a retail business	Y	N
4	Signs Requiring Special Permits	PB	ZBA
5	Accessory Dwelling Unit	N	ZBA

TABLE OF DIMENSIONAL REQUIREMENTS											
Zone	Minimum Lot Size [SF]	Setbacks Principal Use			Setbacks Detached Garage or Accessory Use			Frontage		Height	
		Front ¹ [feet]	Side [feet]	Rear [feet]	Front ² [feet]	Side [feet]	Rear [feet]	Interior Lot [feet]	Corner Lot [feet]	Maximum Height [feet]	Maximum Number of Stories
Industrial B (IB)	30,000	30	30	20	30	30	20	175	200	45	3
Agricultural (A)	87,120 [2 acres]	40	30	Lesser of 40ft or 25% of lot depth if at least 30ft.	75	10	10	300	300	35	3.5

1. In the case of a corner lot, the front setback requirement applies on either street.
2. See Footnote 1 [above].

SITE PLAN



Plan created prior to zoning change. Plan may have been updated or changed since date of print. Subject to errors and omissions.

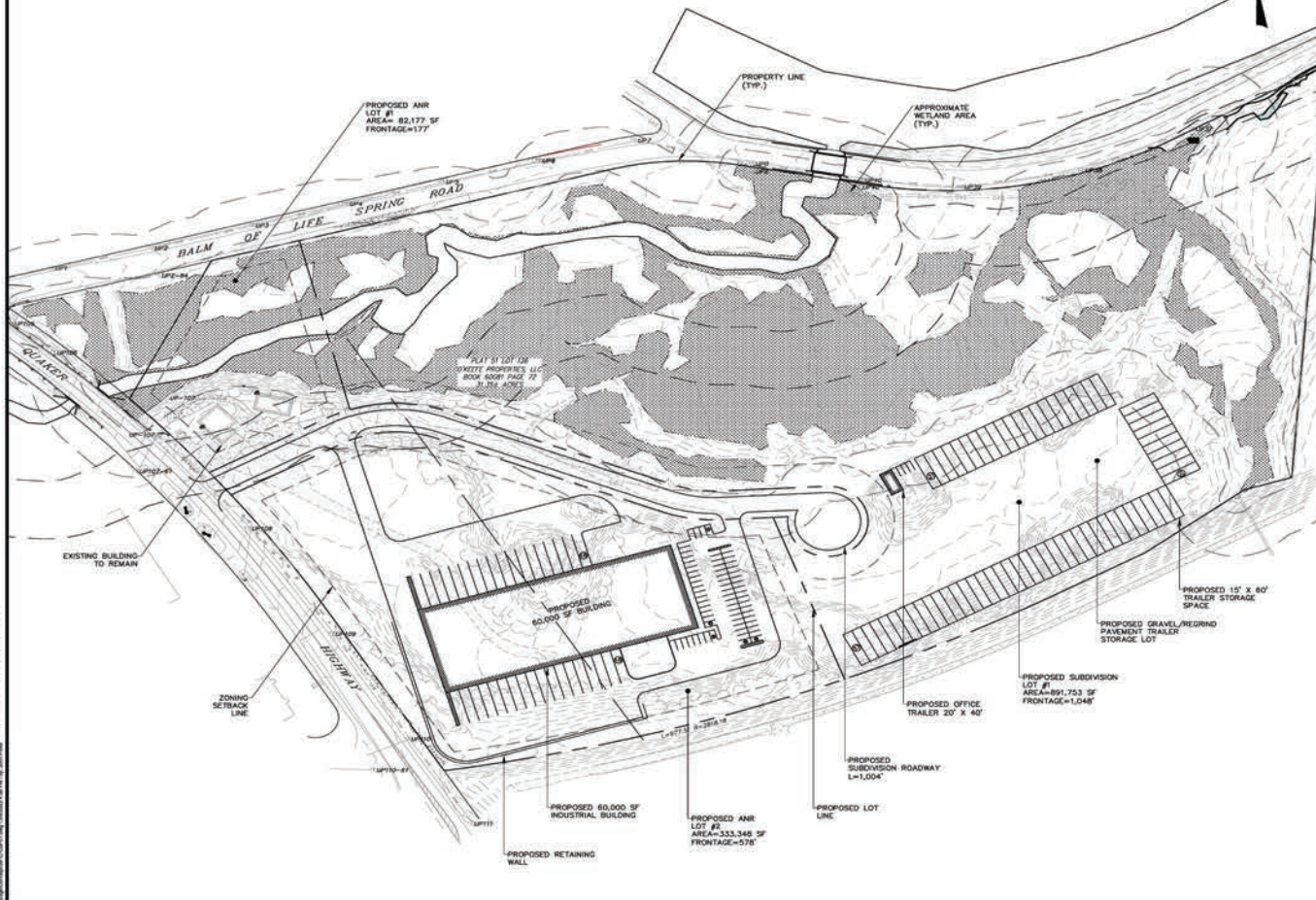
PARCEL MAP



Plan may have been updated or changed since date of print. Subject to errors and omissions.

CONCEPTUAL PLAN - 60,000 SF BUILDING w/86 TRAILER STORAGE SPACES

Proposed 60,000 SF Building [54,000 SF Warehouse and 6,000 SF Office] with 67 parking spaces and 86 trailer storage spaces.



NOTES:
1. EXISTING CONDITIONS SHOWN ARE A RESULT OF AN ON THE GROUND SURVEY COMPLETED BY GUERREIRO & HANSON, INC. ENGINEERING AND LAND SURVEYING, LOCATED AT 1029 PROVIDENCE ROAD WHITINSVILLE, MA 01588

ZONING SUMMARY:
DISTRICT: AGRICULTURAL / BUSINESS

REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	30,000 S.F.	>35,000 S.F.	Y
FRONTAGE:	175 FT.	179 FT.	Y
MIN. SIDE YARD:	30 FT.	330 FT.	Y
MIN. FRONT YARD:	30 FT.	230	Y
MIN. REAR YARD:	20 FT.	>30 FT.	Y
MAX. HEIGHT:	45	< 45 FT.	Y

NOTE: ZONING CONFORMANCE WILL BE UPDATED UPON RECEIVING EXISTING CONDITIONS INFORMATION FROM TAUPER LAND SURVEY

PARKING SUMMARY:

REQUIREMENTS:	PROVIDED:
OFFICE: 1 SPACE/200 SF	
MANUFACTURING / WAREHOUSE/INDUSTRIAL: 1 SPACE/1,500 SF	
PROPOSED:	
OFFICE: 6,000 SF	
WAREHOUSE: 54,000 SF	
PARKING REQUIRED:	
OFFICE: 6,000 SF X 1 SP/200 SF = 30 SPACES	
WAREHOUSE: 54,000 SF X 1 SP/1,500 SF = 36 SPACES	
TOTAL SPACES REQUIRED PER ZONING = 66 SPACES	
TOTAL PARKING SPACES PROVIDED = 67 SPACES	



NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

No.	Date	Revision

DRAFT

Drawn By: JJP Designed By: PJM Checked By: JJP

McCarty Engineering, Inc.
Civil Engineers
42 Tucker Street, Leominster, MA 01453
phone (978) 536-1318 fax (978) 860-6907
www.mccartyeng.com

Project Name
Rivers Edge
762 Quaker Highway
Uxbridge, MA

Sheet Title
Conceptual Development Plan

Job No: 391 Sheet No: **1**
File Name: 391C-CDP01
Date: March 6, 2023
Scale: 1"=80'

Conceptual plan only. Plan may have been updated or changed since date of print. Subject to errors and omissions.

[illegible]



0 mi
Route 146

19 mi
I-90

15.2 mi
I-495

23 mi
Worcester

18 mi
Providence

42 mi
Boston

71 mi
Hartford



150,000+

Population in the
Blackstone Valley
Region

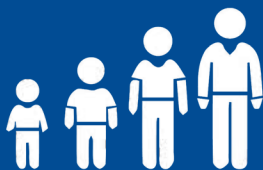


\$115,890

Median Household Income in



**2.4 Persons
Per Household**



47.2
Average Age

LOCATION OVERVIEW



ROUTE 146 HIGHWAY CORRIDOR/BLACKSTONE VALLEY REGION



Uxbridge, Massachusetts is located in Worcester County, in the central part of the state. It is situated in the Route 146 Corridor also known as the Blackstone Valley Region of Massachusetts, along the Rhode Island border. Uxbridge is 23 miles southeast of Worcester, MA, 18 miles north of Providence, RI and 42 miles southwest of Boston.

The Blackstone Valley Region once played a major role in the American Industrial Revolution, and today features over 400,000 acres of panoramic views and landscapes across 25 cities and towns including Uxbridge, MA.



TRANSPORTATION/ACCESS

Major Highways: Route 146 is 0 miles from the site providing direct access to other major roadways in the region including I-90, 290 and Route 20.



Franklin Forge Park 495 is the closest MBTA Station (11 miles) and offers daily service to and from Boston's South Station.

Union Station (23 miles), located in Worcester and steps from the DCU Center Arena and Convention Center - offers also offers commuter rail service from Boston to Worcester daily. Amtrack also has train service to and from Albany, Chicago, New York and Washington, D.C. daily.



Major airports are also easily accessible. Boston's Logan Airport and the Worcester Regional Airport are only 25 miles away. T.F. Green Airport in Providence, RI, Manchester-Boston Regional Airport in Manchester, NH are both within an hour's drive.

MARKET OVERVIEW

ROUTE 146 HIGHWAY CORRIDOR/BLACKSTONE VALLEY REGION



THE CHANGING COMMERCIAL REAL ESTATE LANDSCAPE

The Route 146 Highway Corridor also known as the Blackstone Valley Region, was often overlooked by companies unless they were based in Worcester, MA or Providence, RI. Recent infrastructure improvements, changes in consumer behavior, good transportation access, and the vast availability of land has changed the demand in the region.

Developers have found it's easier to get several acres in areas like the Blackstone Valley because the supply of available land is high compared to areas closer to the city. As demand for large distribution properties has increased in Massachusetts in recent years, the Blackstone Valley has found itself in the running as a location of choice. As a result, the geographic scope of the Boston metro commercial market is expanding westward and now includes the region.

Overall, the Route 146 corridor offers a diverse range of flex space options for businesses looking for cost-effective options.

SAMPLE OF MAJOR COMPANIES IN THE REGION



RECENT DEVELOPMENTS AND PROJECTS UNDERWAY

1 Million SF Sutton UNIFIED2 GLOBAL PACKAGING GROUP	640,000 SF Uxbridge, Sutton, Douglas BLACKSTONE LOGISTICS CENTER	1.1 Million SF Douglas CUBES AT GILBOA	515,000 SF Uxbridge AMAZON
--	---	--	--

Worcester, MA 23 miles

146

146A

762 QUAKER HIGHWAY

Lot lines are approximate and for illustration purposes only.

EXCLUSIVELY OFFERED BY:



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