

ROUTE 44 SELF-STORAGE DEVELOPMENT



OFFERING SUMMARY

Sale Price:	\$1,200,000
Available SF:	
Lot Size:	8.5 Acres
Price / Acre:	\$141,176
Zoning:	Business
Market:	Boston
Submarket:	Route 3 South
Traffic Count:	20,000

PROPERTY OVERVIEW

Commercial land which includes approved plans for 60,000 SF self-storage facility, and Approved 48'x14' digital billboard. The site is located directly on Route 44 just 1/2 mile to Route I-495. Other plans on file for medical office, and retail with drive-thru.

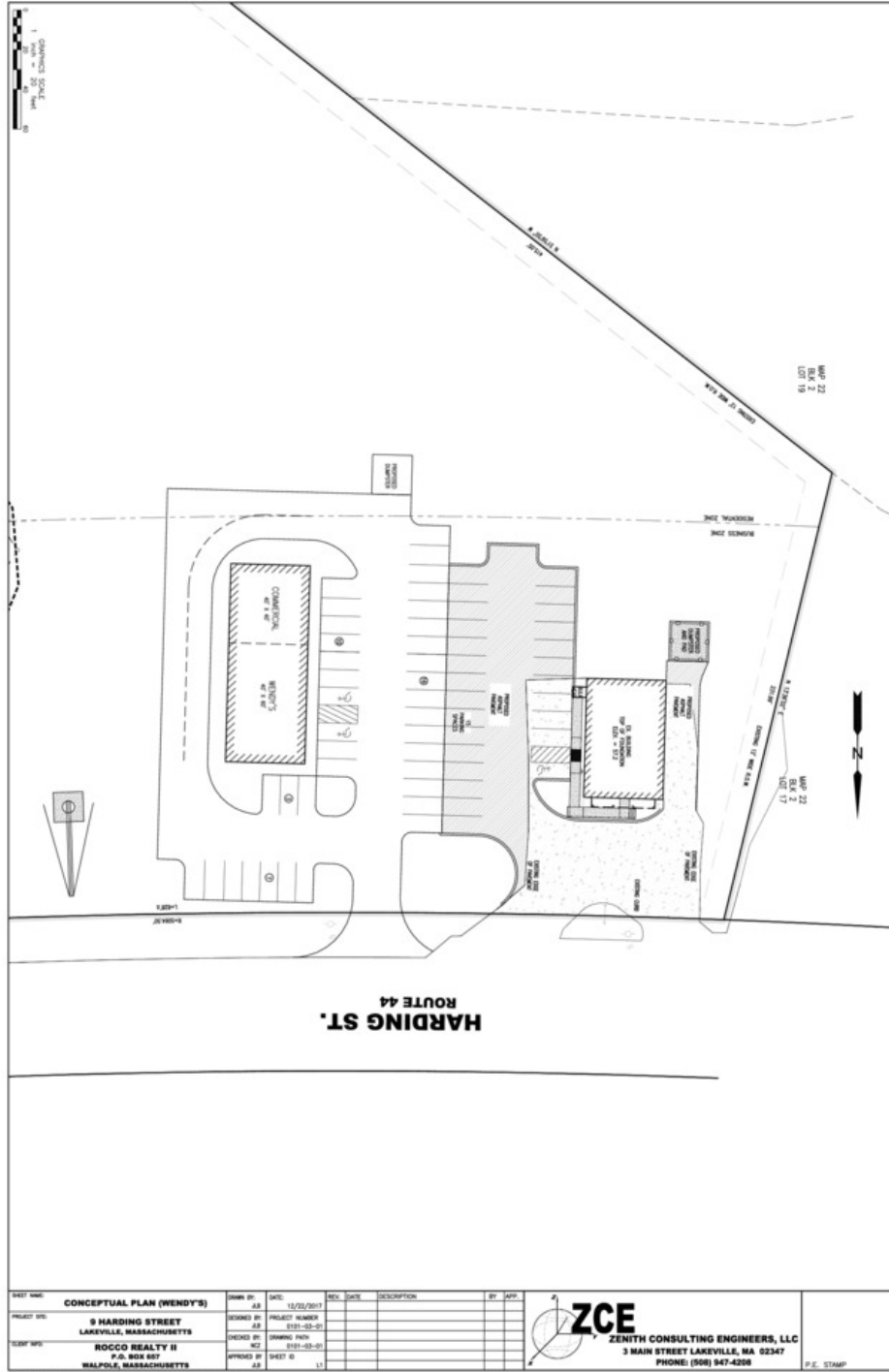
PROPERTY HIGHLIGHTS

- 20,000 SF Building Footprint
- Self Storage, Medical Office, QSR
- Close Proximity to Route 495
- Prominent Exposure on Route 44
- Approvals in-hand for Billboard

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