

GRAFTON WORKS!

WHY GRAFTON?

Grafton is a community that embraces industry and technology; from the birth of the industrial revolution to today's life science and high-tech industries. From farms and pastures to state of the art laboratory space, Grafton has been able to maintain a balance with rural New England character and the ever-changing needs of a 21st century. Grafton is a great place for your business to call home.

3 REASONS YOUR PROJECT SHOULD COME TO GRAFTON

1

ZONING

Industrial, Office Light
Industrial, Campus
Overlay, Priority
Development District

2

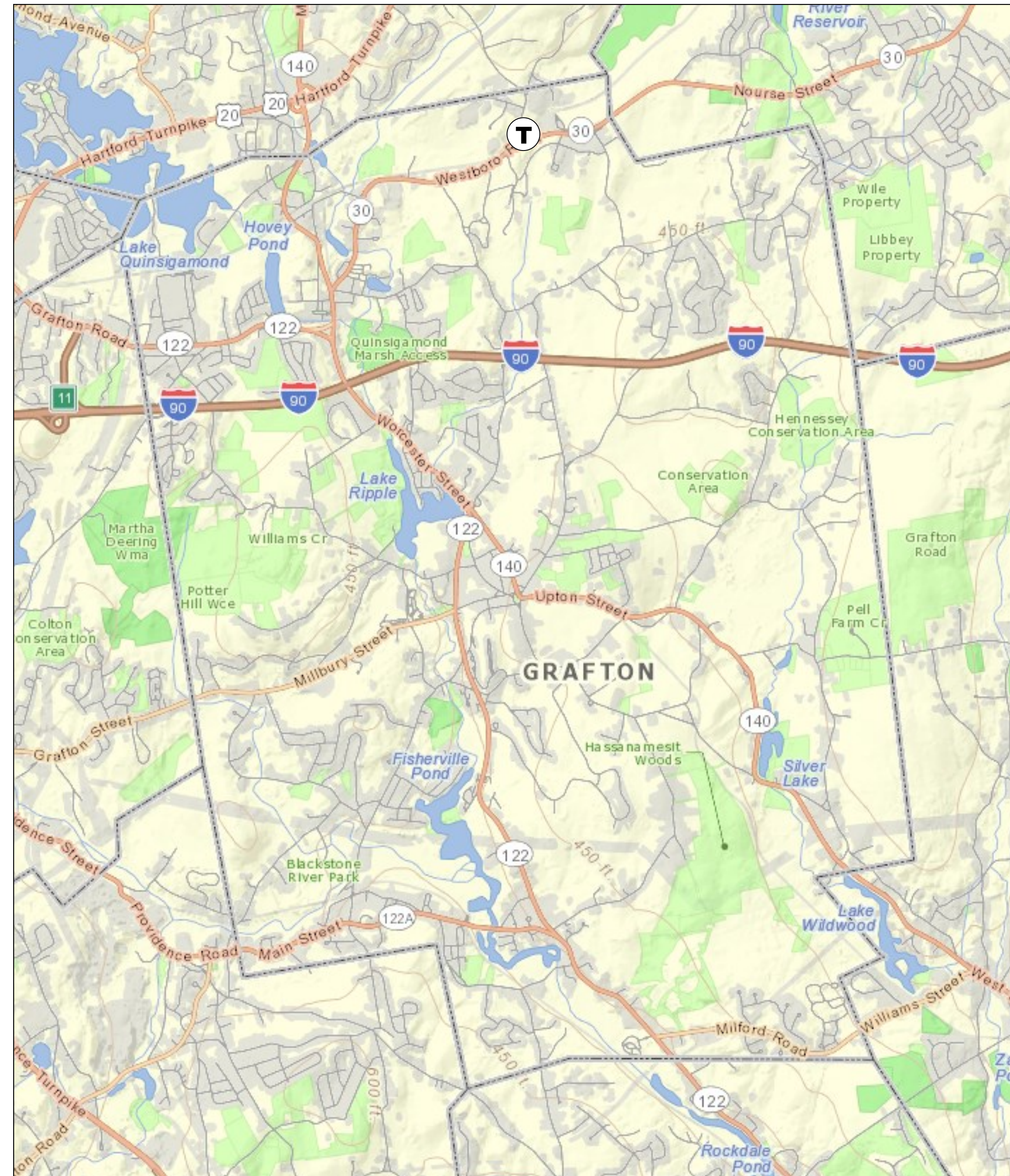
UTILITIES

Available Municipal
Sewer, Water, Electric,
FiOS, Cable

3

ACCESS

Grafton Commuter
Rail, Routes 20/9, I-90
and 495, Potential Rail
Spur



8 PINE STREET



Site Information

- Owner: Commonwealth of Massachusetts, Depart. of Capital Asset Maintenance and Management
- Lot Size: 8.8 acres
- Zoning District(s): 40R Smart Growth District
- Allowed Uses: Mixed Use Development, multi-family housing with commercial, office, retail use.
- Rail Access: Commuter/Freight Rail between Worcester and South Station Boston, CSX, Grafton/Upton Rail & Providence/Worcester Rail
- Highway Access: Interstate 90 (Exit 11) 6.5 mile, Route 20 1 mile; Interstate 495 7 miles.
- Certified Platinum BioReady Community
- Expedited Permitting (180 Days)

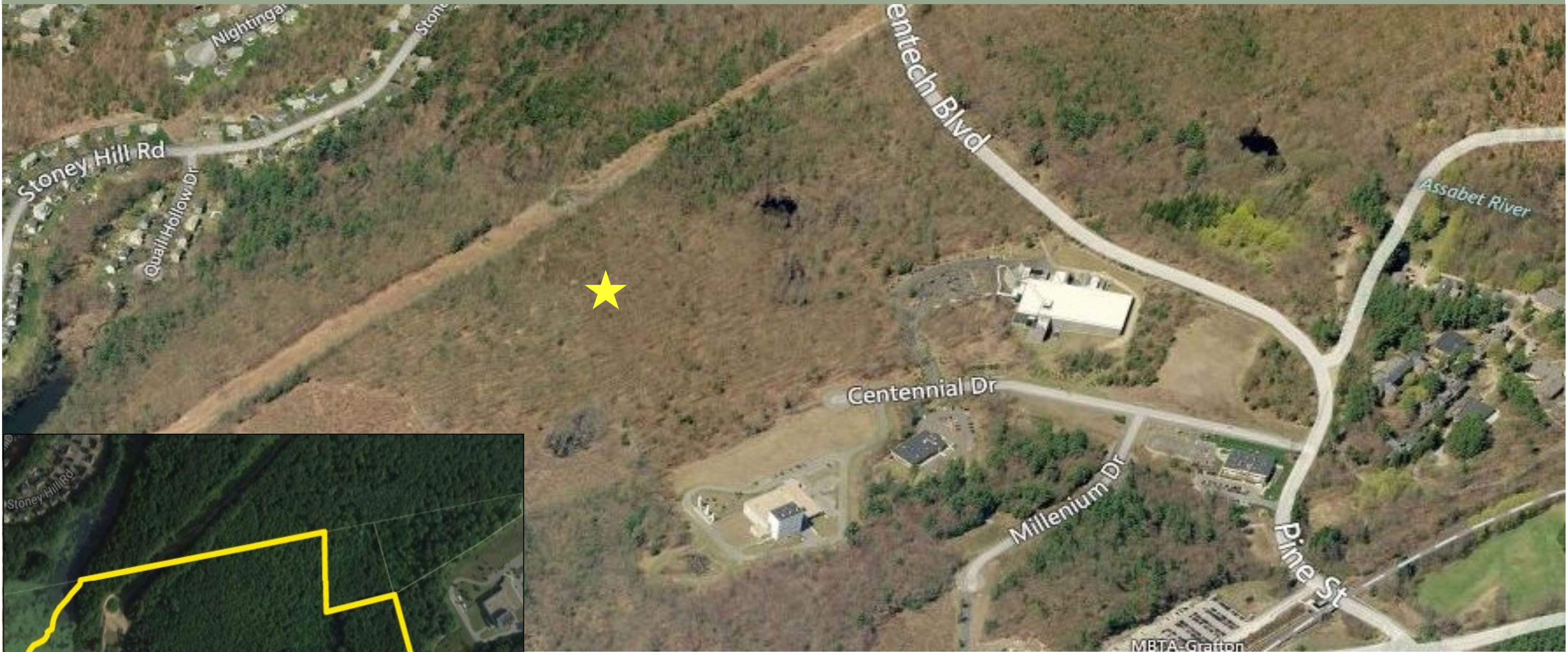
CENTECH PARK



Site Information

- Owner: Worcester Business Development Corp.
- Lot Size: 10.2 acres (Lot 7), 7.9 acres (Lot 3), 130K sq ft pre-permitted
- Zoning District(s): Office Light Industrial, Campus Development & Priority Development Overlay Districts
- Allowed Uses: Research, development, manufacturing related to life sciences, medical, pharmaceutical, alternative energy, computer technology
- Master Plan Approved
- Rail Access: Commuter/Freight Rail between Worcester and South Station Boston, CSX, Grafton/Upton Rail & Providence/Worcester Rail
- Highway Access: Interstate 90 (Exit 11) 6.5 mile, Route 20 1 mile; Interstate 495 7 miles.
- Mass Transit: Commuter Rail between Worcester and South Station Boston, WRTA Bus Service
- Certified Platinum BioReady Community
- Expedited Permitting (180 Days)
- Utilities: Water (Grafton Water District), Municipal Sewer, Natural Gas, National Grid (Electric)

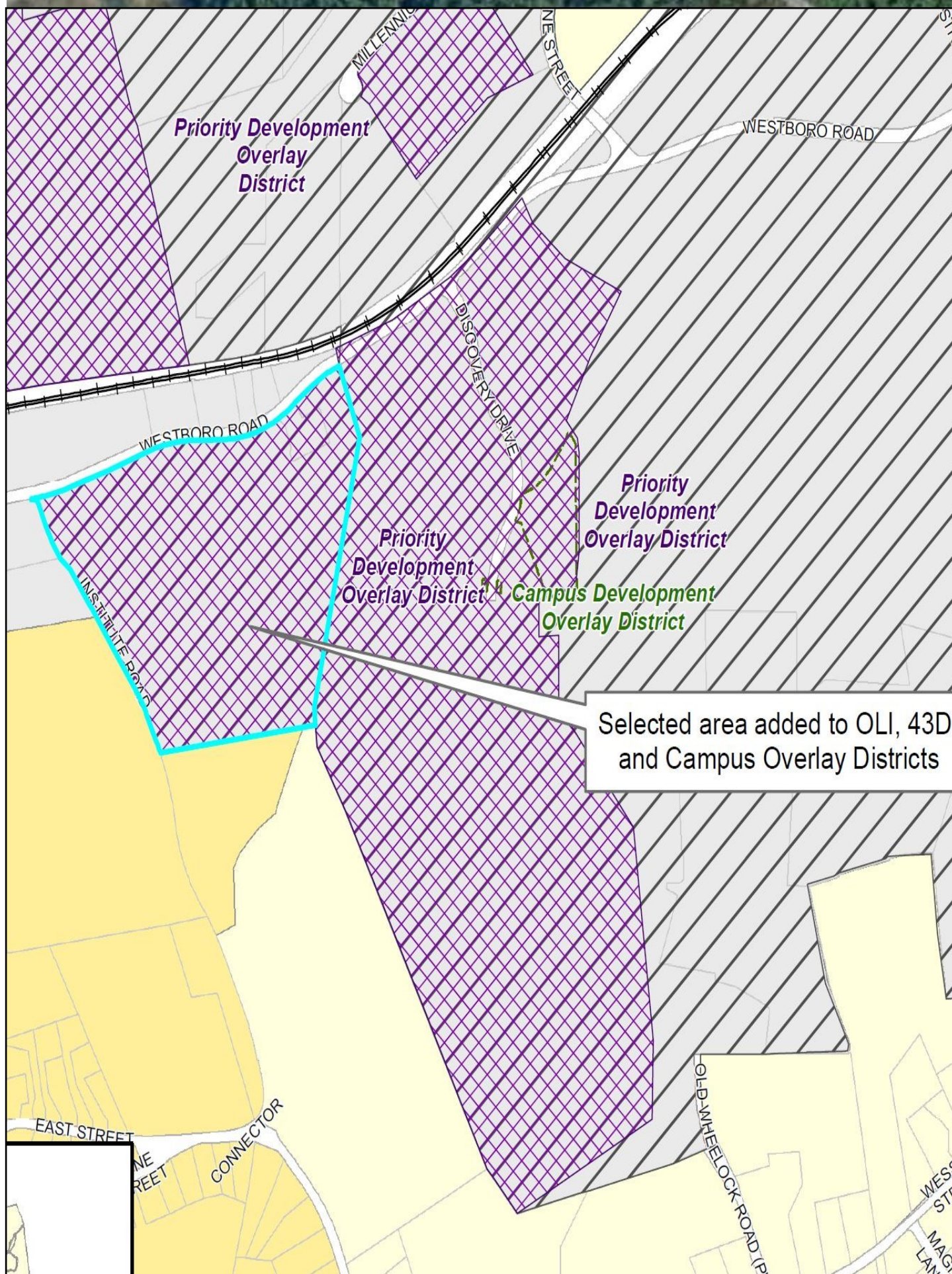
105 WESTBORO ROAD



Site Information

- Owner: Rushwan Brothers Inc.
- Lot Size: 96 acres in Grafton, (Total site is 149 acres)
- Zoning District(s): Industrial, Office Light Industrial, Campus Development & Priority Development Overlay Districts
- Allowed Uses: Manufacturing, warehousing, distribution, research/development, manufacturing related to life sciences, medical/pharmaceutical, alternative energy, computer technology
- Rail Access: Commuter/Freight Rail between Worcester and South Station Boston, CSX, Grafton/Upton Rail & Providence/Worcester Rail
- Highway Access: Interstate 90 (Exit 11) 6.5 mile, Route 20 1 mile; Interstate 495 7 miles.
- Mass Transit: Commuter Rail between Worcester and South Station Boston, WRTA Bus Service
- Certified Platinum BioReady Community
- Expedited Permitting (180 Days)
- Utilities: Water (Grafton Water District), Municipal Sewer, Natural Gas, National Grid (Electric)

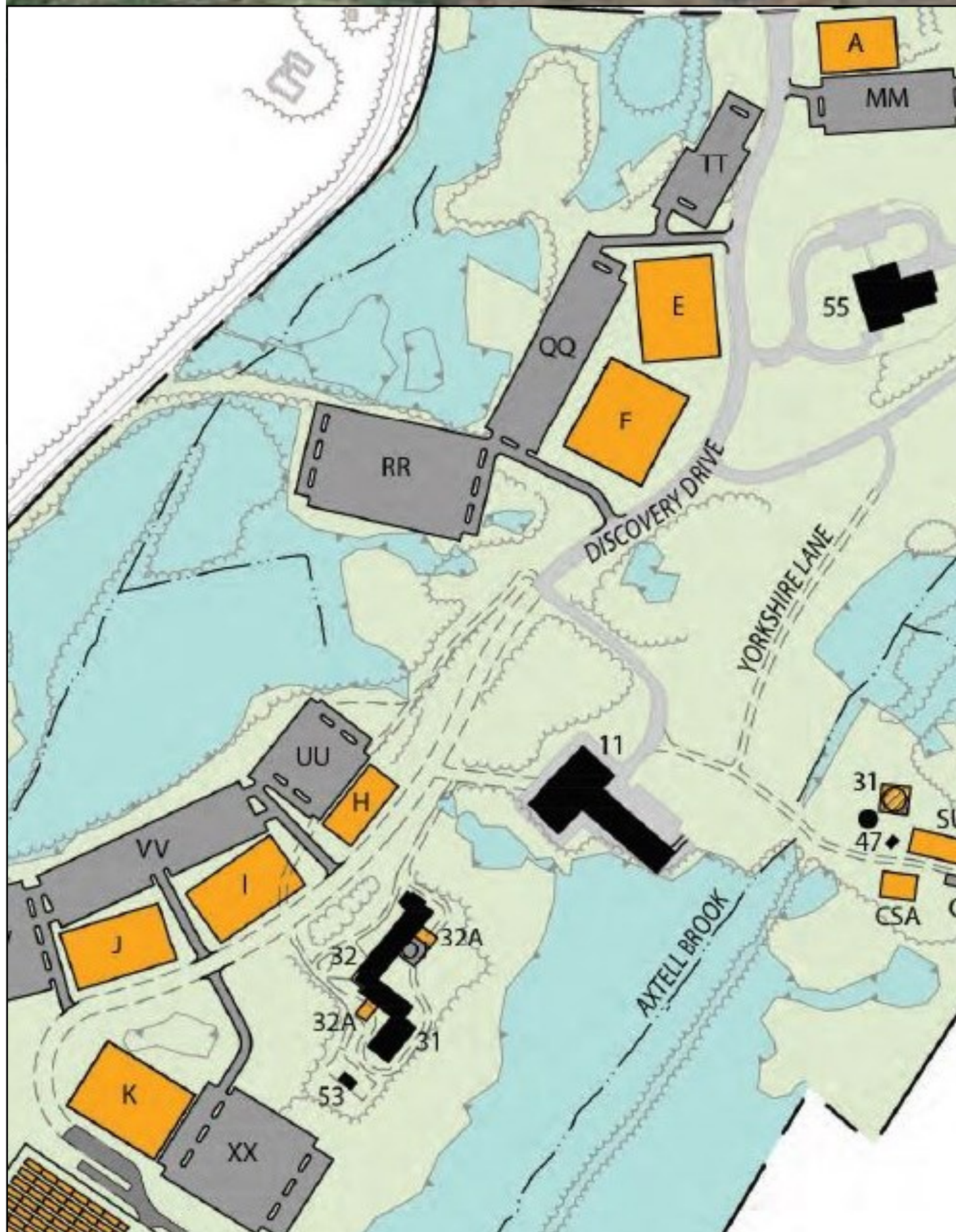
124 WESTBORO ROAD



Site Information

- Owner: MassDevelopment
- Lot Size: 40 acres
- Zoning District(s): Office Light Industrial, Campus Development & Priority Development Overlay Districts
- Allowed Uses: Research, development, manufacturing related to life sciences, medical, pharmaceutical, alternative energy, computer technology.
- Highway Access: Interstate 90 (Exit 11) 6.5 mile, Route 20 1 mile; Interstate 495 7 miles
- Mass Transit: Commuter Rail between Worcester and South Station Boston, WRTA Bus Service
- Certified Platinum BioReady Community
- Expedited Permitting (180 Days)
- Utilities: Water (Grafton Water District), Municipal Sewer, Natural Gas, National Grid (Electric)

GRAFTON SCIENCE PARK



Site Information

- Owner: Tufts University
- Lot Size: 81.2 acres, 661,000 sq ft pre-permitted
- Zoning District(s): Office Light Industrial and Campus Development & Priority Development Overlay Districts
- Allowed Uses: Research & development, life sciences manufacturing, pharmaceutical, alternative energy, computer technology
- Master Plan Approved 2014
- Highway Access: Interstate 90 (Exit 11) 6.5 mile, Route 20 1 mile; Interstate 495 7 miles, Route 30.
- Mass Transit: Commuter Rail between Worcester and South Station Boston, WRTA Bus Service
- Certified Platinum BioReady Community
- Expedited Permitting (180 Days)
- Utilities: Water (Grafton Water District), Municipal Sewer, Natural Gas, National Grid (Electric)

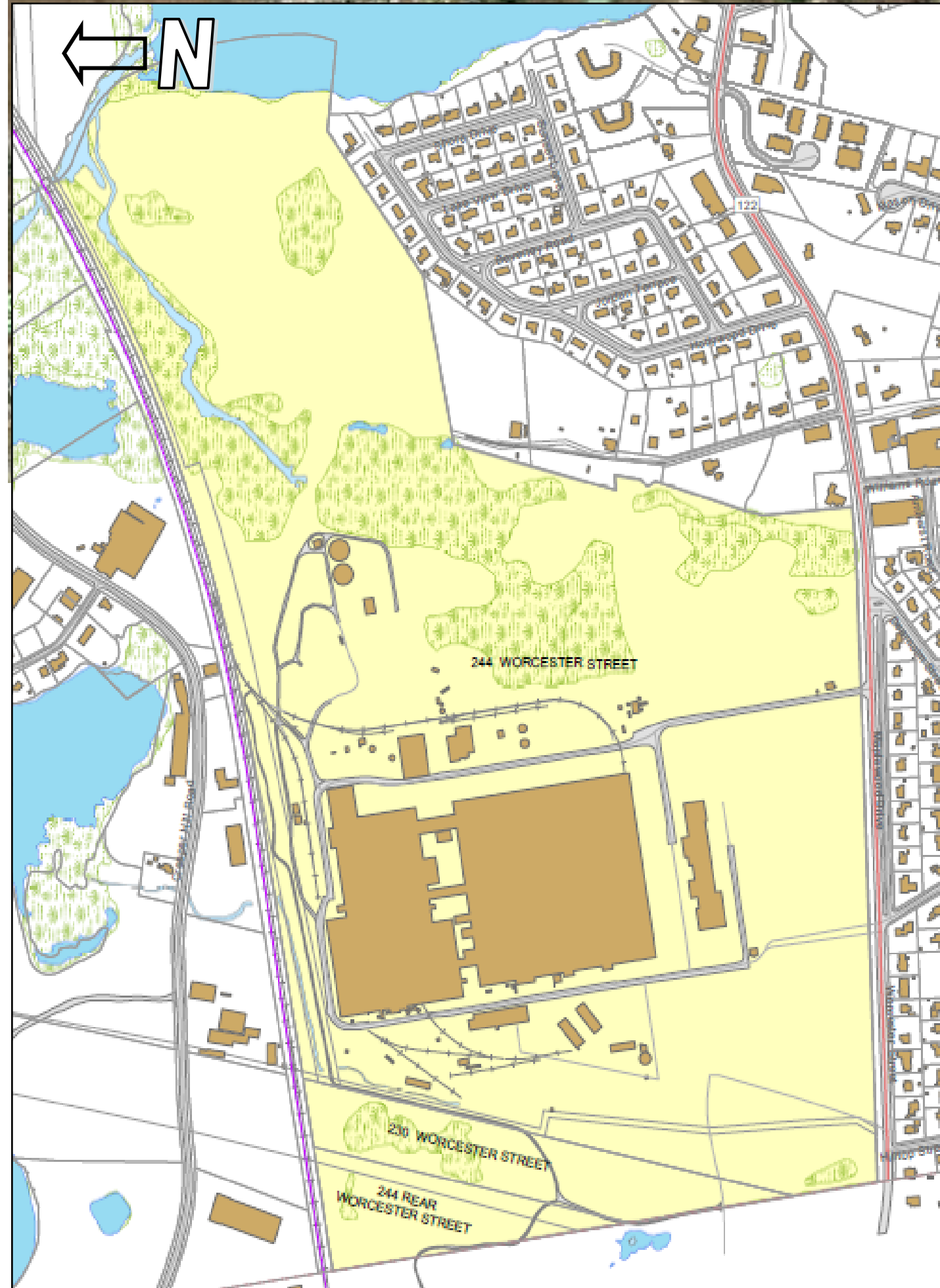
FISHERVILLE MILL



Site Information

- Owner: Fisherville Redevelopment Co.
- Lot Size: 16.2 acres (60 Main Street), 4 acres (63 and portion of 61 Main Street), 240 units residential and 60K sq ft commercial/office, pre-permitted
- Zoning District(s): Fisherville Smart Growth Overlay District, Underlying District is Office Light Industrial
- Allowed Uses: Multifamily residential, office, retail, higher education, microbrewery, restaurant, etc. (Fisherville District); Manufacturing, warehousing, distribution, research, development, manufacturing related to life sciences, medical, pharmaceutical, alternative energy, computer technology
- Mass Transit: Rail connecting Worcester and Providence RI, WRTA Bus Service
- Certified Platinum BioReady Community
- Expedited Permitting (180 Days)
- Utilities: Water (South Grafton Water District), Municipal Sewer, Natural Gas, National Grid (Electric)

244 WORCESTER STREET



Potential Redevelopment

- Owner: Wyman Gordon (Precision Castparts Corp)
- Lot Size: 189 acres
- Zoning District(s): Office Light Industrial, Industrial
- Allowed Uses: Research, development, manufacturing related to life sciences, medical, pharmaceutical, alternative energy, computer technology.
- Rail Access: Rail Access: Commuter/Freight Rail between Worcester and South Station Boston, CSX, Grafton/Upton Rail & Providence/Worcester Rail
- Highway Access: Interstate 90 (Exit 11) 1/2 mile, Route 20 1 mile.
- Certified Platinum BioReady Community
- Expedited Permitting (180 Days)
- Utilities: Water (Grafton Water District), Municipal Sewer, Natural Gas, National Grid (Electric)