

580 MAIN STREET

BOLTON, MASSACHUSETTS



NEW DEVELOPMENT / BUILD TO SUIT OPPORTUNITY

On behalf of Condyne Real Estate Development, JLL is pleased to present a new development/ build-to-suit opportunity at 580 Main Street in Bolton, MA. This property amounts to 20.5 acres and is zoned Limited Business and falls under a Mixed Usage Village Overlay District which can accommodate a number of uses and building sizes. The site was most recently planned to construct a two-story, 70,000 SF, 60-70 room assisted living facility.

580 Main Street is conveniently located on Route 117, directly off I-495 at Exit 27. The property is less than 7 miles from I-290, less than 10 miles from Route 2 and I-190 and less than 15 miles from I-90/ Mass Pike. There are many restaurants, daycare centers and hotels located within the immediate vicinity.

For more information or to schedule a tour, please contact:

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20.5 ACRES



LOT SIZE:	20.5 acres
TRAFFIC COUNT ON I-495:	105,000 cars per day
TRAFFIC COUNT AT EXIT 27:	12,000 cars per day
NUMBER OF ASSISTED LIVING UNITS:	60-70
DISTANCE TO I-495:	0.7 miles