



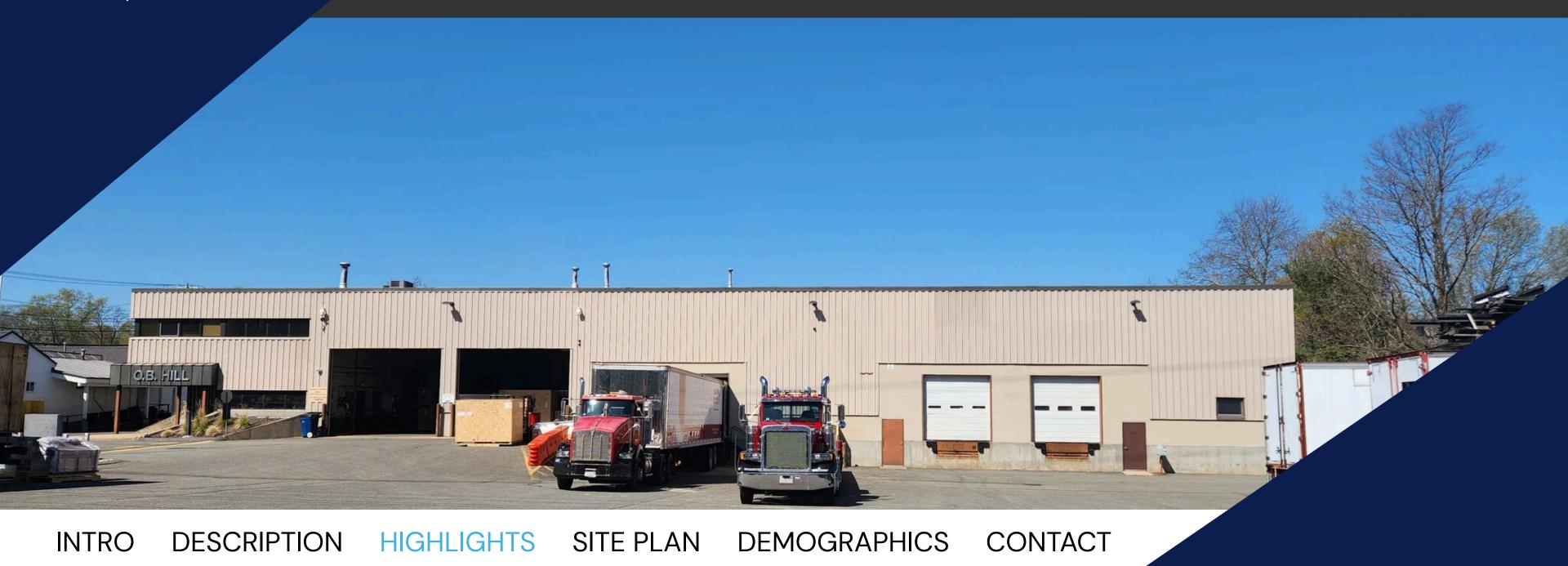
INTRO DESCRIPTION HIGHLIGHTS SITE PLAN DEMOGRAPHICS CONTACT

INDUSTRIAL W/ OFFICE SPACE FOR LEASE

197 W. Central St. Natick, MA

PROPERTY HIGHLIGHTS

- 23,447 SF industrial building situated on 3.13 acres in prime Natick location
- 20-foot-high ceilings in storage area
- Large outdoor area
- Three (3) drive-in doors (14' x 14'), plus four (4) loading dock
- Office area available
- Outstanding highway connectivity with access to I-90, I-95, and Route 9







197 W. Central St. Natick, MA

DEMOGRAPHICS

Radius	Population		Avg. HH Income	Median HH Income
	2025 Est.	2030 Proj.	2025 Est.	2025 Est.
1 mile	12,306	18,653	\$137,174	\$98,165
3 mile	78,307	116,003	\$154,248	\$112,234
5 mile	153,852	232,562	\$189,154	\$148,144

TRAFFIC COUNTS

Street	Cross Street	Traffic Volume	Distance
W. Central St.	Newfield Dr. W	18,003	0.32 miles
MA 135	Newfield Dr. W	19,273	0.32 miles
W. Central St.	Speen St. E	17,662	0.36 miles
Worcester St.	Dean Rd. E	53,727	1.15 miles
Worcester St.	Bacon St. E	45,199	1.33 miles

