



EXIT 1

146

DISTRIBUTION & TRANSPORTATION HUB



DISTRIBUTION CENTER



TRANSPORTATION TERMINAL



VEHICLE DEALERSHIP

146

685 QUAKER HIGHWAY & 65 IRONSTONE ROAD
UXBRIDGE, MA

±0.7977 ACRES

IRONSTONE ROAD

QUAKER HIGHWAY

Property lines are approximate and for illustrative purposes only.

PREMIER LAND SITE FOR SALE | UXBRIDGE, MA

±0.7977 ACRE CORNER LOT LAND SITE | 685 QUAKER HIGHWAY & 65 IRONSTONE ROAD



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FOR SALE

±0.7977 ACRE LAND SITE | UXBRIDGE, MA






685 QUAKER HIGHWAY & 65 IRONSTONE ROAD UXBRIDGE, MA

NAI | Parsons Commercial Group | Boston is pleased to present an exceptional land site opportunity at 685 Quaker Highway and 65 Ironstone Road in Uxbridge, MA. This offering consists of two adjacent parcels totaling approximately ±0.78 acres within the IB (Industrial) zoning district, providing flexibility for a range of industrial, warehouse, contractor, storage, retail or commercial-use concepts.

The property offers highly visible frontage, approximately 150 feet on Quaker Highway and an additional 30 feet on Ironstone Road enhancing accessibility and exposure along this well-traveled Route 146 corridor. Located in Worcester County, the site benefits from strong regional connectivity, positioned minutes from key roadways including Route 146, the Massachusetts Turnpike (I-90), I-290, and Route 20.

This compact yet strategically situated corner parcel presents an excellent opportunity for owner-users, developers, and investors seeking a presence in a growing Central Massachusetts industrial market with favorable zoning and immediate access to the region's major transportation network.

Property Specifications

	SITE ADDRESS	685 Quaker Highway Uxbridge, MA & 65 Ironstone Road Uxbridge, MA
	SIZE	±0.7977 Acres (±33,963.73 SF)
	ZONING	IB - Industrial
	FRONTAGE	±150' Quaker Highway ±30' Ironstone Road
	COUNTY/MARKET	Worcester County



INVESTMENT HIGHLIGHTS

PREMIER LAND SITE | UXBRIDGE, MA

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.

TAX RATE

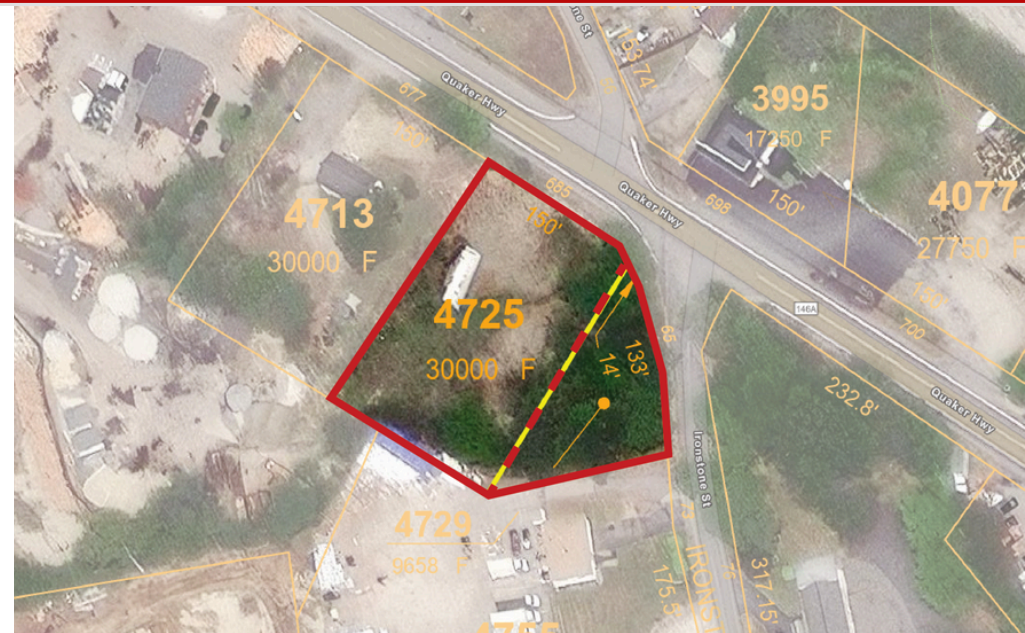
One of the advantages to owning or leasing commercial property in the Town of Uxbridge is its low tax rate, currently at \$13.95 per thousand.

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 such as Medline Industries, BJ's Wholesale Club, and Amazon. There has also been a surge of construction with over 3 million square feet recently built or under construction of commercial space.



LOCATION OVERVIEW

CENTRAL ROUTE 146 CORRIDOR LOCATION

Uxbridge, Massachusetts

Route 146 Highway Corridor / Blackstone Valley Region

Uxbridge, Massachusetts is located in Worcester County in the heart of the state, positioned along the Route 146 Corridor, also known as the Blackstone Valley Region of Massachusetts. Sitting near the Rhode Island border, Uxbridge is 23 miles southeast of Worcester, MA, 18 miles north of Providence, RI, and 42 miles southwest of Boston, offering convenient access to major New England markets.

The Blackstone Valley Region has deep historical roots as a powerhouse of the American Industrial Revolution. Today, it spans more than 400,000 acres across 25 communities, offering panoramic landscapes, historic mill buildings, and a thriving mix of residential, commercial, and industrial activity—including Uxbridge.

Major Highways:

Route 146 is located just minutes from the property, providing direct connectivity to regional highways including I-90 (Mass Pike), I-290, and Route 20, enabling seamless distribution access throughout New England.

MBTA Access:

Franklin Forge Park/495 Station (± 11 miles) is the closest MBTA Commuter Rail stop, offering direct service to and from Boston's South Station.

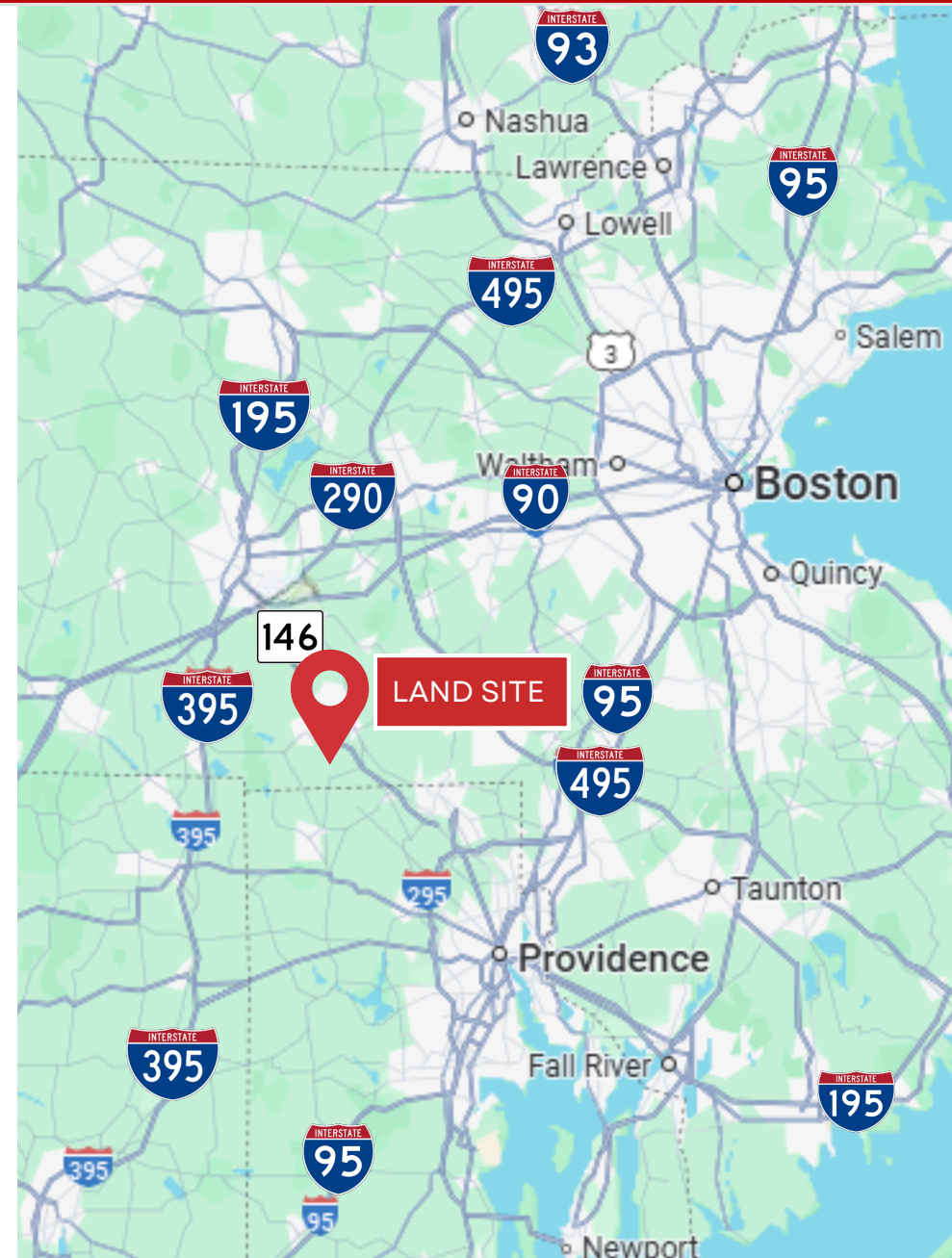
Worcester Union Station:

Union Station in Worcester (± 23 miles) offers additional commuter rail options to Boston as well as daily Amtrak service to Albany, Chicago, New York City, Washington, D.C., and other major destinations.

Airports:

Uxbridge is within an hour of several major airports:

- Boston Logan International Airport – ~45 minutes
- Worcester Regional Airport – ~25 miles
- T.F. Green Airport (Providence, RI) – ~35 miles
- Manchester–Boston Regional Airport (NH) – within one hour





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For More Information:



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