

**FOR LEASE  
INDUSTRIAL / FLEX SPACE WITH  
FENCED-IN YARD AVAILABLE**



Located in Westboro, MA just off the main rotary, with easy access to Rt. 495, Rt. 9 & Rt. 30, this 18,020 s.f. building is zoned IB, a very liberal zoning (see attached Zoning pages 4-6).

25 Brigham is situated on 1.33 acres and includes fenced-in yard areas.

There are approx, 52 parking spaces and more can be added. The building has heavy power 122/08, 3 phase, 1,200 Amps total, 400 Amps in each unit, is 100 % sprinklered, fully airconditioned, 6" slab throughout and separately metered utilities. .

**AVAILABLE:**

**END UNIT 1 : 4,100 S.F.** With direct access to fenced-in yard space. Interior loading dock. The dock is not shared. Unit is 100% air conditioned and sprinklered. Interior sink and contiguous yard space that is fenced – in. Available now. Can be leased with or without contiguous yard space - Negotiable.

**MIDDLE UNIT 2 : 4,100 S.F.** Full AC. Can be combined with 4,100 s.f. above to allow outside access to fenced-in yard space. 19'+ height in this section only.

**Asking: \$13/s.f. NNN (NNN=\$5.50/s.f.)**

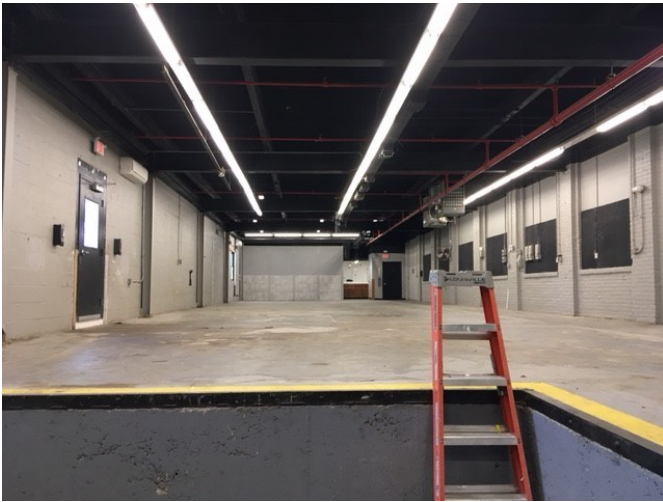
**FENCED-IN YARD SPACES: 4,400 S.F. and 4,500 S.F.**

**ASKING \$2,500 - OPEN TO OFFERS. Available NOW. Can be leased with or without the 4,100 s.f.**

**EXCLUSIVE LISTING BROKERS: MARLENE ARON  
LAUDY SOIFER**

**508-740-0000  
508-667-7271**

**ma@metrowestcre.com  
laudy@metrowestcre.com**



**EXCLUSIVE LISTING BROKERS: MARLENE ARON**  
**LAUDY SOIFER**

**508-740-0000**  
**508-667-7271**

**ma@metrowestcre.com**  
**laudy@metrowestcre.com**

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees/Buyers are expressly advised to verify all information independently prior to negotiations or lease execution. MWCRE represents the LESSOR/SELLER.



**The Zoning Bylaw as Adopted by the Town Meeting of the Town of Westborough 3-25-2023**



RESIDENTIAL USES <sup>(1)</sup>	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
Single Family dwelling:	N	Y	Y	SP	Y	Y	N	N	Y	N	N	N	SP	Y	SP	N <sup>(7)</sup>	
Two-family dwelling:	N	S	Y	SP	SP	Y	N	N	Y	N	N	N	SP	S	SP	N <sup>(7)</sup>	
Conversion of existing structure to more than two-family dwelling:	N	N	S	SP	SP	S	N	N	SP	N	N	N	SP	N	SP	N <sup>(7)</sup>	
Boardinghouse:	N	S	S	SP	SP	S	N	S	SP	S	N	N	SP	S	SP	N	
Multi-family dwelling (See Section 4200):	N	N	Y	SP <sup>(5)</sup>	SP	N	N	N	N	N	N	N	N	N	SP	N <sup>(7)</sup>	Amended 5/13/2006, Article 30
Open Space Communities (See Section 4300):	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	SP	N <sup>(7)</sup>	Amended 3/5/1990, Article 52A
Mobile Home:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Campground, mobile home park:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Mixed Use Residential/Commercial with Industrial Components (see Section 5000)	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	Added 10/18/2004, Article 10)
Senior Living Overlay (see Section 5300) <sup>(6)</sup>	N	SP	SP	N	SP	SP	SP	SP	N	N	N	N	N	SP	SP	SP	Added 5/15/2010, Article 31

OPEN USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
Farm: With pigs, animals raised for pelts: <sup>(2)</sup>	N	N	S	SP	SP	S	N	S	S	S	N	N	SP	N	N	N	
Nursery, greenhouses (commercial):	S	N	Y	Y	SP	Y	N	Y	Y	Y	N	N	SP	N	SP	N	
Recreational Camps	S	N	N	SP	SP	Y	N	S	S	S	Y	Y	SP	N	N	N	Amended 3/15/2014, Article 21
Cemetery:	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	N	N	
Drive-in Theaters, Amusement Park or similar commercial outdoor recreation: <sup>(3)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Outdoor recreation other than the above operated by a governmental agency.	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	Y	
Other: <sup>(4)</sup>																	
Sale of Christmas Trees:	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	Y	

- (1) Animal keeping may be subject to permit from the Board of Health.
- (2) But no animals kept closer than 500 feet to any lot line.
- (3) Temporary carnival sponsored by a non-profit organization permitted upon approval by the Board of Selectmen. (Added 3/2/1992, Article 23)
- (4) As determined by the zoning enforcement officer.
- (5) Multi-Family dwellings are allowed in the Highway Business (BA) District upon grant of a Special Permit by the Planning Board in accordance with Section 5200 (Added 5/13/2006, Article 30)
- (6) In accordance with the requirements and restrictions of Section 5300
- (7) These uses are prohibited except when proposed as part of a Senior Living Overlay Project in conformance with Section 5300
- (8) Only one dwelling unit shall be allowed per residential lot unless otherwise specifically allowed in this bylaw



**ZONING - IB**

<b>INSTITUTIONAL USES</b>	<b>C</b>	<b>R</b>	<b>AA AB</b>	<b>BA</b>	<b>G2</b>	<b>BB</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>ID</b>	<b>M</b>	<b>M-1</b>	<b>AE</b>	<b>All Others</b>	<b>DPOD</b>	<b>MUD</b>
Religious, sectarian, denominational or public educational uses, religious purposes:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other educational uses: <sup>(3)</sup>	S	N	N	Y	Y	S	N	S	S	S	Y	Y	Y	N	SP	SP
Municipal use voted at Town Meeting (not more specifically cited in Section 2300):	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hospital, sanitarium, convalescent, nursing or rest home, congregate housing:	N	S	Y	SP	SP	Y	N	S	Y	S	Y	Y	SP	S	SP	SP
Patriotic, fraternal or social clubs if not conducted for profit; other philanthropic institution or club:	N	N	S	Y	SP	S	N	S	S	S	Y	Y	SP	N	SP	SP

<b>COMMERCIAL USES</b>	<b>C</b>	<b>R</b>	<b>AA AB</b>	<b>BA</b>	<b>G2</b>	<b>BB</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>ID</b>	<b>M</b>	<b>M-1</b>	<b>AE</b>	<b>All Others</b>	<b>DPOD</b>	<b>MUD</b>
Motor vehicle service station (See Section 3300):	N	N	N	S <sup>(1)</sup>	N	S <sup>(1)</sup>	N	S <sup>(1)</sup>	S	S <sup>(1)</sup>	N	N	S <sup>(1)</sup>	N	N	N
Animal kennel or hospital as licensed under Chapter 140, Sec. 137a, General Laws:	N	N	S	SP	SP	Y	N	Y	N	Y	N	N	SP	N	N	N
Indoor Recreation:	N	N	N	Y	SP	Y	N	Y	SP	Y	N	N	SP	N	SP	SP
Banks, office space:	N	N	N	Y	SP <sup>(4)</sup>	Y	Y	Y	SP	Y	N	N	SP	N	SP	SP
Restaurants, Brew Pubs:	N	N	N	Y <sup>(2)</sup>	N	Y <sup>(2)</sup>	N	Y <sup>(2)</sup>	SP	Y <sup>(2)</sup>	N	N	SP	N	SP	SP
Hotel, motel, motor court:	N	N	N	SP	SP	Y	N	Y	SP	Y	N	N	SP	N	SP	SP
Other retail sales & services:	N	N	N	Y	SP <sup>(5)</sup>	Y	N	Y	SP	Y	N	N	SP	N	SP	N <sup>(6)</sup>
Display and sale of natural products, a significant portion of which are raised by the proprietor in Westborough:	N	S	S	Y	Y	Y	Y	Y	SP	Y	N	N	Y	S	SP	SP
Micro/Nano Brewery or Distillery	N	N	N	SP	N	Y	N	Y	SP	Y	N	N	SP	N	SP	SP
Multiple Uses Allowed: All uses shall comply with the underlying zoning	N	N	N	Y	SP	Y	Y	Y	SP	Y	N	N	SP	N	SP	SP

- (1) Special Permits to be issued by Selectmen rather than the Board of Appeals.
- (2) Except "SP" where a restaurant involves any drive-up or walk-up window service.
- (3) Shall not apply to land or structures for religious or educational purposes on land owned or leased by Commonwealth or any of its agencies, subdivisions or bodies, politic or by a
- (4) Small professional offices in residential style structure limited to a maximum of 4,000 square feet of gross floor area
- (5) Limited to a maximum of 5,000 square feet of gross floor area
- (6) Except as an accessory use to a permitted use, and then only by Special Permit

**ZONING**



	<u>C</u>	<u>R</u>	<u>AA</u> <u>AB</u>	<u>BA</u>	<u>G2</u>	<u>BB</u>	<u>IA</u>	<u>IB</u>	<u>IC</u>	<u>ID</u>	<u>M</u>	<u>M-1</u>	<u>AE</u>	<u>All</u> <u>Others</u>	<u>DPOD</u>	<u>MUD</u>
<b>INDUSTRIAL, UTILITY USES</b>																
Airport, heliport:	N	N	N	N	N	N	S	S	S	S	N	N	Y	N	N	N
Public/Private utility with outside equipment or storage <sup>(2)</sup>																
With outside equipment or storage:	N	N	N	Y	N	N	Y	Y	Y	Y	N	N	Y	N	N	N
With none of above:	S	S	S	Y	Y	Y	Y	Y	Y	Y	N	N	Y	S	SP	SP
Earth removal (See Sec. 4100): <sup>(1)</sup>	S	S	S	S	S	S	S	S	SP	S	N	N	S	S	SP	SP
Research laboratory:	N	N	S	Y	N	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP
Trucking terminal, bulk storage contractor's yard:	N	N	N	N	N	N	Y	Y	SP	Y	N	N	N	N	N	N
Manufacturing, Processing and Warehouse:	N	N	N	SP	N	N	Y	Y	Y	Y	N	N	SP	N	N	N
Adult Entertainment Uses	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N
Brewery/Distillery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N
Multiple Uses Allowed: All uses shall comply with the underlying zoning	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP

Added 3/12/1996, Article 66

	<u>C</u>	<u>R</u>	<u>AA</u> <u>AB</u>	<u>BA</u>	<u>G2</u>	<u>BB</u>	<u>IA</u>	<u>IB</u>	<u>IC</u>	<u>ID</u>	<u>M</u>	<u>M-1</u>	<u>AE</u>	<u>All</u> <u>Others</u>	<u>DPOD</u>	<u>MUD</u>
<b>OTHER PRINCIPAL USES</b>																
Other use having externally observable attributes similar to one of above:	as regulated above															
All other uses:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N



	<u>C</u>	<u>R</u>	<u>AA</u> <u>AB</u>	<u>BA</u>	<u>G2</u>	<u>BB</u>	<u>IA</u>	<u>IB</u>	<u>IC</u>	<u>ID</u>	<u>M</u>	<u>M-1</u>	<u>AE</u>	<u>All</u> <u>Others</u>	<u>DPOD</u>	<u>MUD</u>
<b>ACCESSORY USES</b>																
Home occupations (See Sec. 4410):	N	Y	Y	Y	S	Y	S	Y	Y	Y	N	N	Y	Y	SP	N
Customary uses & structures (See. 4400):	Shall incur the same use regulations as the principal use listed in this Section															
Agriculture, Horticulture or Floriculture.	Insofar as it can be established that the primary purpose of the use of the land falls within the															
Large-Scale Ground-Mounted Solar Photovoltaic Installations	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N
Marijuana Establishment, Medical Marijuana Treatment and Dispensing Facilities & Marijuana Cultivation	N	N	N	N	N	N	N	N	N	N	N	N	SP <sup>(3)</sup>	N	N	N

(Added 10/15/2012, Article 16)

(Added 3/16/2013, Article 16)

- (1) Special Permits to be issued by Planning Board rather than the Board of Appeals.
- (2) Except for Large Scale Ground-Mounted Solar Photovoltaic Installation as defined and in accordance with Section 5600
- (3) Allowed by Special Permit issued by the Planning Board.

**The Zoning Bylaw as Adopted by the Town Meeting of the Town of  
Westborough 3-25-2023**

The Lessor is responsible for verifying all info and ensuring that their intended use complies with the current regulations.