

100 BEARFOOT ROAD
NORTHBOROUGH, MA

6,600 SF AVAILABLE
FLEX/INDUSTRIAL SPACE



R.W. HOLMES
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

100 Bearfoot Road in Northborough is an industrial flex warehouse that sits on over five acres of land and is conveniently located less than one mile from Route 290, three miles from Route 495, ten miles from The Mass Pike (I-90), and two miles from The Solomon Pond Mall.



PROPERTY SPECIFICATIONS

BUILDING SIZE: 19,800 SF

AVAILABLE: 6,600 SF WAREHOUSE + OFFICE

LOT SIZE: 4.37 ACRES

YEAR BUILT: 1982

CLEAR HEIGHT: 18' CLEAR

PARKING: 54 SPACES (1.55/1,000 SF)

ZONING: INDUSTRIAL

LOADING: ONE DEDICATED LOADING DOCK

POWER: 3 PHASE, 800 AMP UP TO 420V

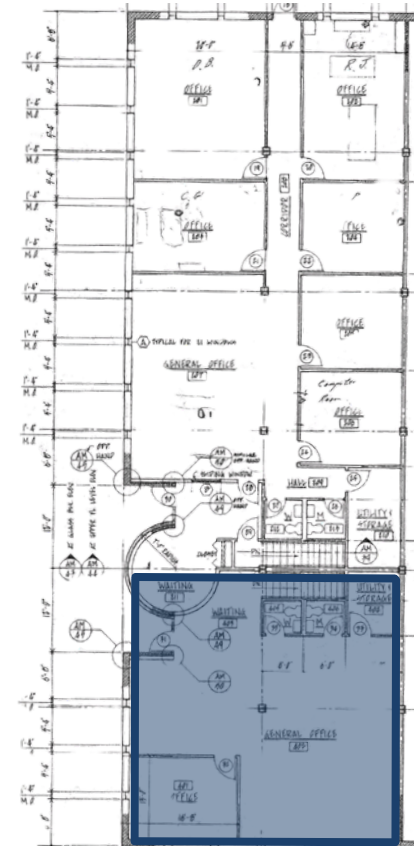
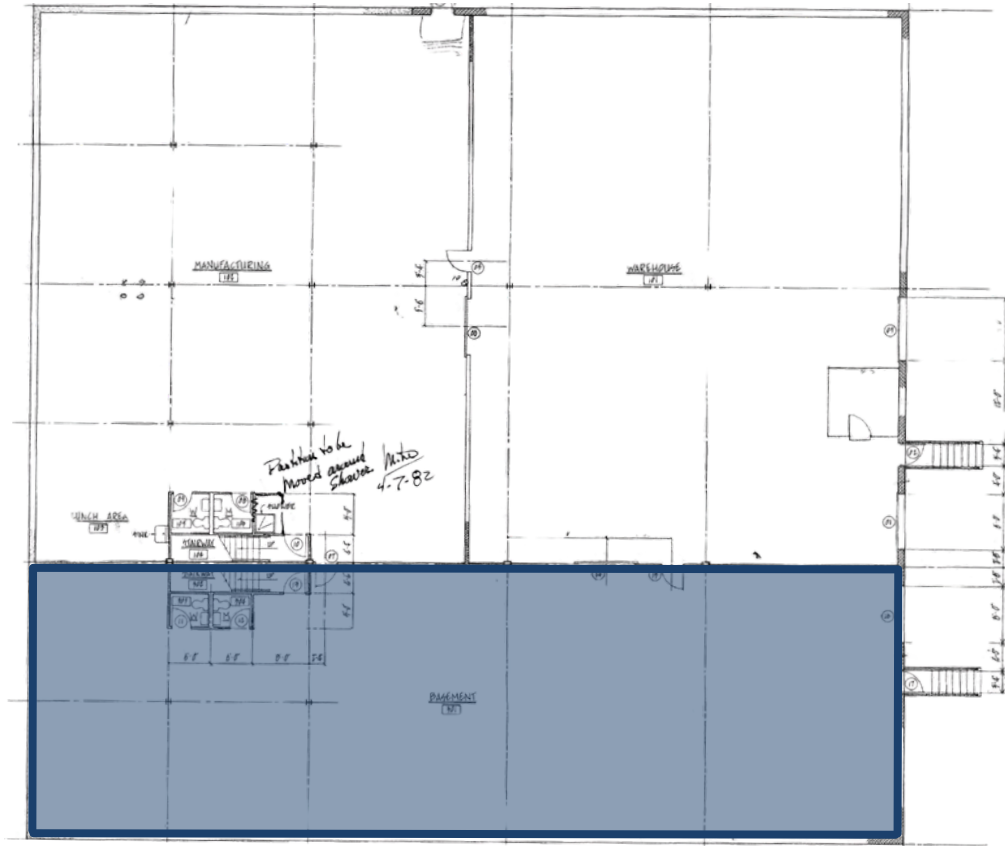
WATER/SEPTIC: TOWN WATER, PRIVATE SEPTIC

RENTAL RATE: \$18.00/SF NNN



FLOOR PLAN

6,600 SF WAREHOUSE — AVAILABLE IMMEDIATELY



LOCATION & ACCESS

< 1 MILE TO



3 MILES TO



HOTELS

Hilton Garden Inn (5 min), Embassy Suites (9 min), Best Western Royal Plaza (11 min)

RESTAURANTS

Hillside Grille (5 min), Linguine's Italian Eatery (6 min), 110 Grill (8 min)

SHOPPING

Solomon Pond Mall (4 min), Market Basket (11 min), Northborough Crossing (12 min)

HOSPITALS

UMass Memorial Medical Center (3 min)

