

140 WASHINGTON STREET

FOXBOROUGH, MA



Under New Ownership | Property Enhancements Coming 2026

Up to 8,200± SF OF WAREHOUSE/DISTRIBUTION SPACE FOR LEASE

VICTOR GALVANI

vgalvani@parsonscres.com
VP - Investment Sales
508.271.9225

MARILYN SANTIAGO

msantiago@parsonscres.com
Director - Brokerage
508.271.9230

JAY CANNON

jcannon@parsonscres.com
Advisor - Brokerage
508.271.9219

MATT MCDONALD

mmcdonald@parsonscres.com
Associate Advisor - Brokerage
508.271.9245

NAI Parsons Commercial
Group Boston

NAI PARSONS COMMERCIAL GROUP BOSTON | 5 Commonwealth Road, Suite 1A Natick, MA 01760 | 508.820.2700 | www.ParsonsCRE.com

140 WASHINGTON STREET

FOXBOROUGH, MA

PROPERTY OVERVIEW

NAI Parsons Commercial Group - Boston is pleased to present **140 Washington Street, Foxborough, MA**. Now under new ownership, the property is undergoing planned capital improvements in 2026.

Located on Route 1 in the heart of Foxborough within the Route 1/I-95 corridor, the property offers excellent access to I-95, I-495, and Route 140, providing efficient connectivity throughout Greater Boston and New England. This is an ideal opportunity for users seeking a well-located, high-access industrial facility in a proven commercial region.

PROPERTY SPECIFICATIONS

TOTAL BUILDING SIZE: 20,335± SF

TOTAL LOT SIZE: 1.55± Acres

SPACE AVAILABLE: 8,200± SF Total
Subdividable to approximately
3,000± SF

CEILING HEIGHT: 18' to 20' (on center)

DRIVE-IN DOORS: Five (5), 12'w x 14'h

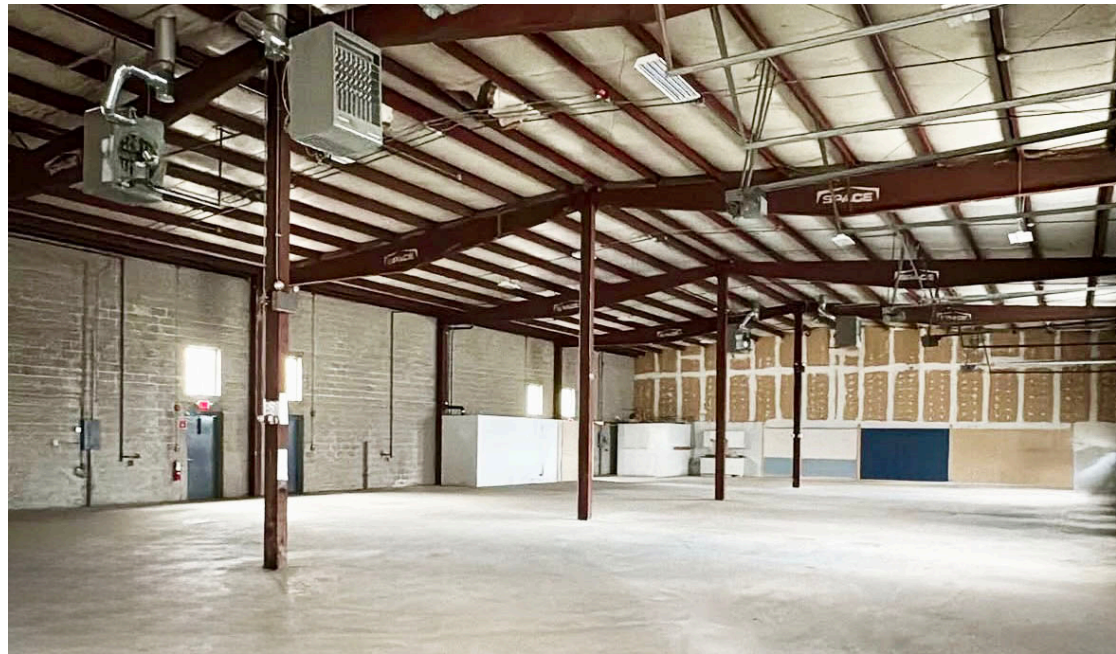
COLUMN SPACING: ±24' x 32'

POWER: 1200 Amp, 120V/208V 3 Phase

PARKING: 38± spaces

ZONING: HB - Highway Business

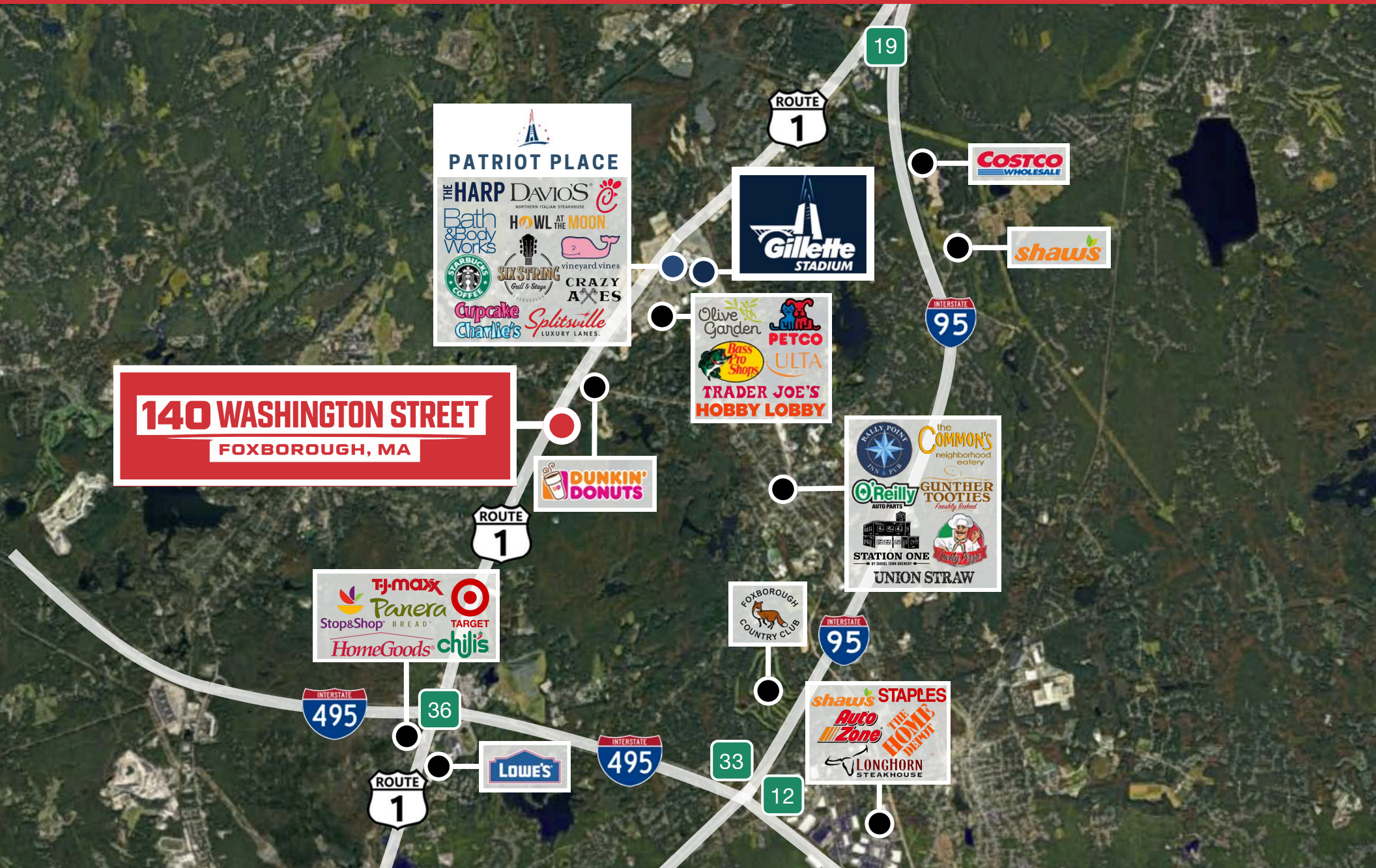
UTILITIES
Town Water
Private Septic
Natural Gas
Modine Heating Units

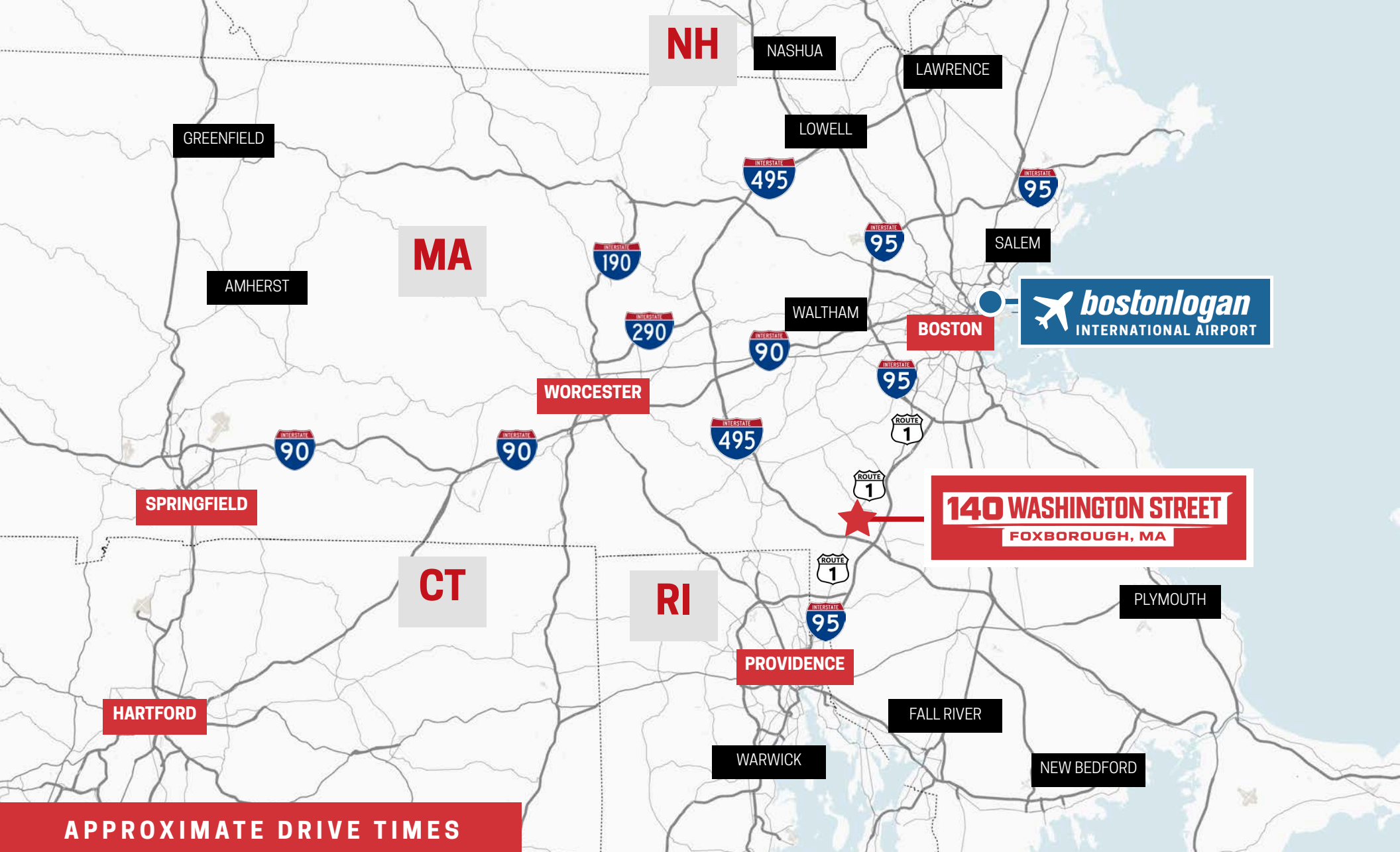


140 WASHINGTON STREET

FOXBOROUGH, MA

LOCATION OVERVIEW





0 MINUTES
.01 MILES



4 MINUTES
3 MILES



7 MINUTES
5.5 MILES



PROVIDENCE, RI
25 MINUTES



WORCESTER, MA
40 MINUTES

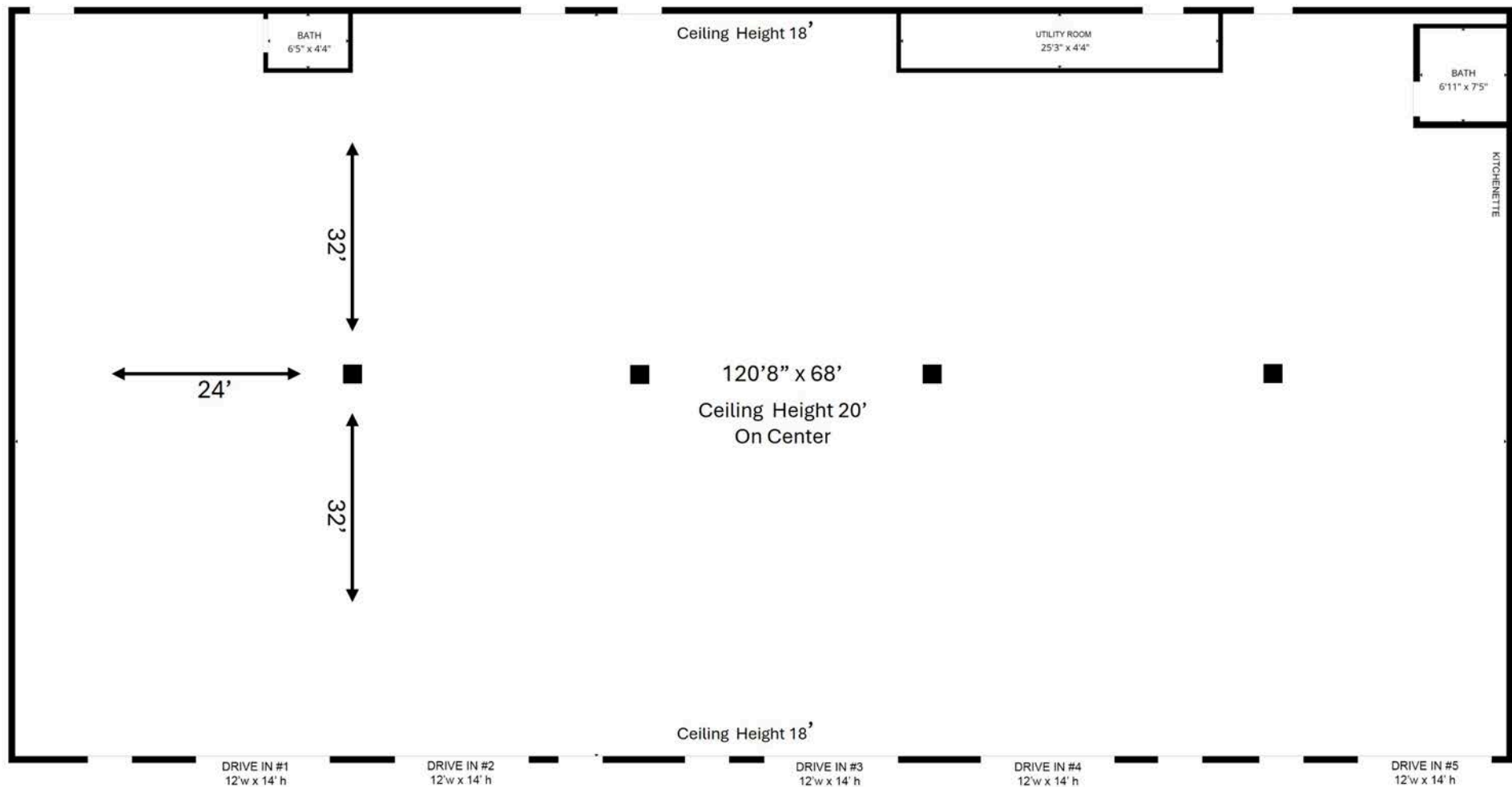


BOSTON, MA
45 MINUTES

140 WASHINGTON STREET

FOXBOROUGH, MA

FLOOR PLAN



8,200±SF Available
Sub-Dividable

Sketch not to scale. For illustration purposes only. Dimensions may vary slightly.

140 WASHINGTON STREET

FOXBOROUGH, MA



INQUIRE BELOW FOR MORE INFORMATION:

VICTOR GALVANI

vgalvani@parsonscre.com
VP - Investment Sales
508.271.9225

MARILYN SANTIAGO

msantiago@parsonscre.com
Director - Brokerage
508.271.9230

JAY CANNON

jcannon@parsonscre.com
Advisor - Brokerage
508.271.9219

MATT MCDONALD

mmcdonald@parsonscre.com
Associate Advisor - Brokerage
508.271.9245

**NAI Parsons Commercial
Group Boston**

NAI PARSONS COMMERCIAL GROUP BOSTON | 5 Commonwealth Road, Suite 1A Natick, MA 01760 | 508.820.2700 | www.ParsonsCRE.com

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable; however, NAI | Parsons Commercial Group | Boston makes no guarantee, warranty, or representation as to the accuracy or completeness of such information. All information is subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may not represent current or future performance of the property. Prospective tenants and parties are advised to conduct their own independent investigations and due diligence regarding the property and all matters related thereto. NAI | Parsons Commercial Group | Boston and its affiliates disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this information.