

125 FISHER STREET

Westborough, MA

Motivated Ownership

Aggressive Pricing

Second Floor Office: 9,693 SF | \$9.50/SF NNN

Storage/Warehouse: 10,352 SF | \$8.75/SF NNN



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Lincoln



Property Specifications

Property Size	23.58 Acres
Zoning	Industrial Business (Within MBTA's mixed-use zone)
Building Size	198,531 RSF 86% R&D/Manufacturing/Warehouse 9% Office 5% Basement/Storage
Built/Renovated	1988/2002
Parking Ratio	2.5/1,000 RSF
Clear Height	15' - 25'
Loading	8 tailboard-height loading docks
Power	4,000 amps, 3-phase

Availability

Office Space

2nd Floor 9,693 RSF

- 3 sides of windowline
- Ribbon windows
- 6 private offices
- Open area for cubicles

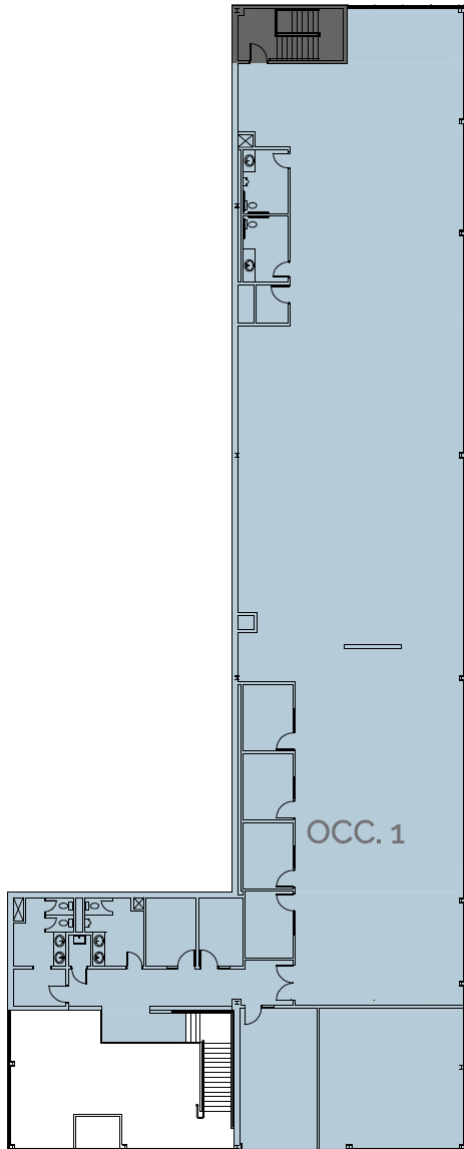
Storage Space

Lower Level 10,352 RSF

- 2 grade-level drive-in doors
- Highly accessible
- ± 10' clear height

Office Space

- Asking Rent: \$9.50/SF NNN
- 3 sides of ribbon windowline
- 6 private offices
- Open area for cubicles
- Minimal common area = highly efficient usable vs. rentable square footage
- Access via primary building lobby entrance

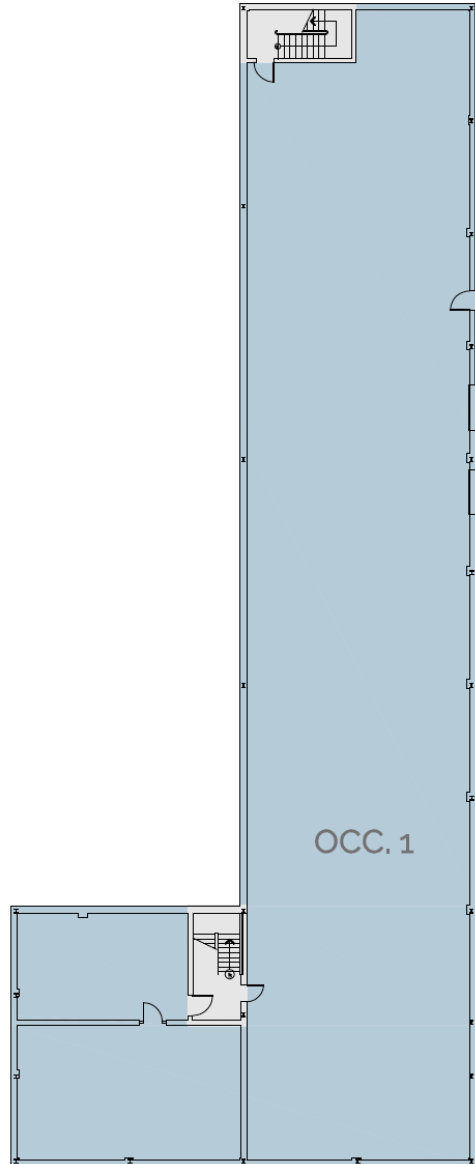


Storage Space

Lower Level | 10,352 RSF

Storage/Warehouse Space

- Asking Rent: \$8.75/SF NNN
- 2 grade-level drive-in doors
 - Directly accessible
 - Clear height: $\pm 10'$
- Fully sprinklered



Warehouse/Loading



Drive-in doors



Location Map & Corporate Neighbors



2 minutes | 0.25 mi
to Westborough MBTA
Commuter Rail Station

1 mile
to Route 9

6 miles
to I-495/Route 9 Interchange



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