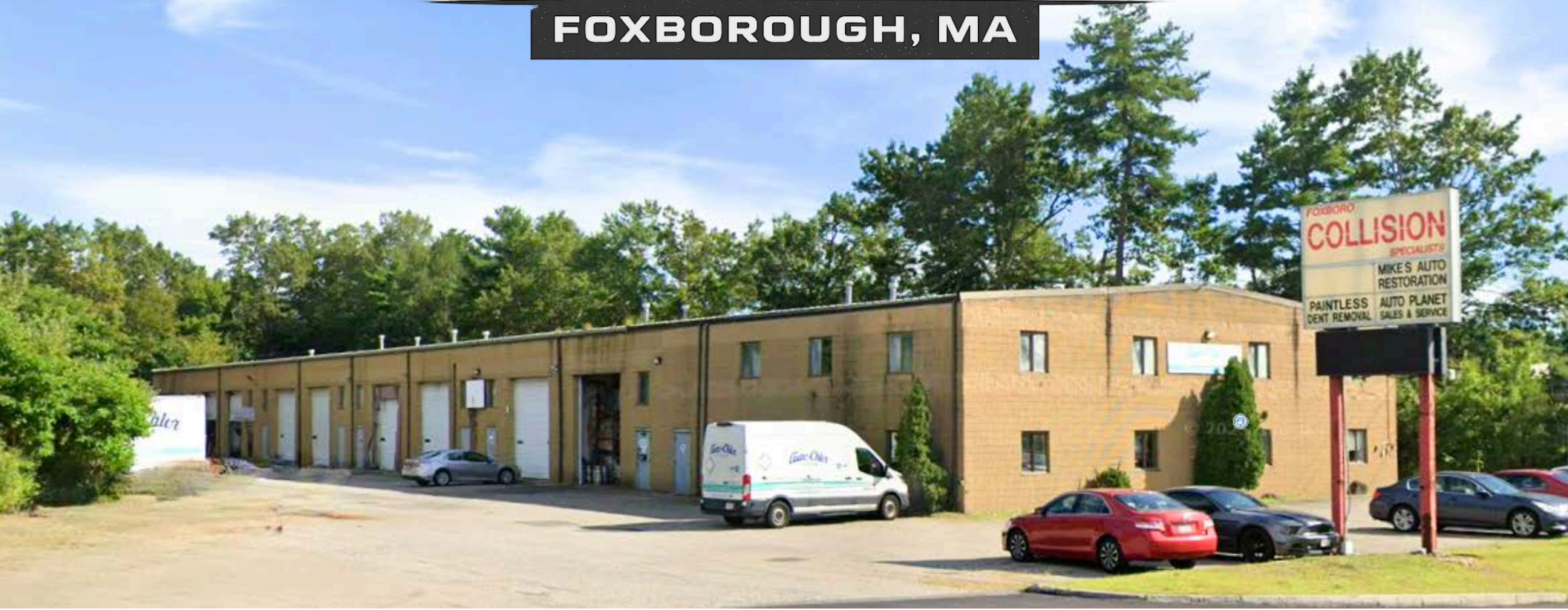


140 WASHINGTON STREET

FOXBOROUGH, MA



Under New Ownership | Property Enhancements Coming 2026

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

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140 WASHINGTON STREET

FOXBOROUGH, MA

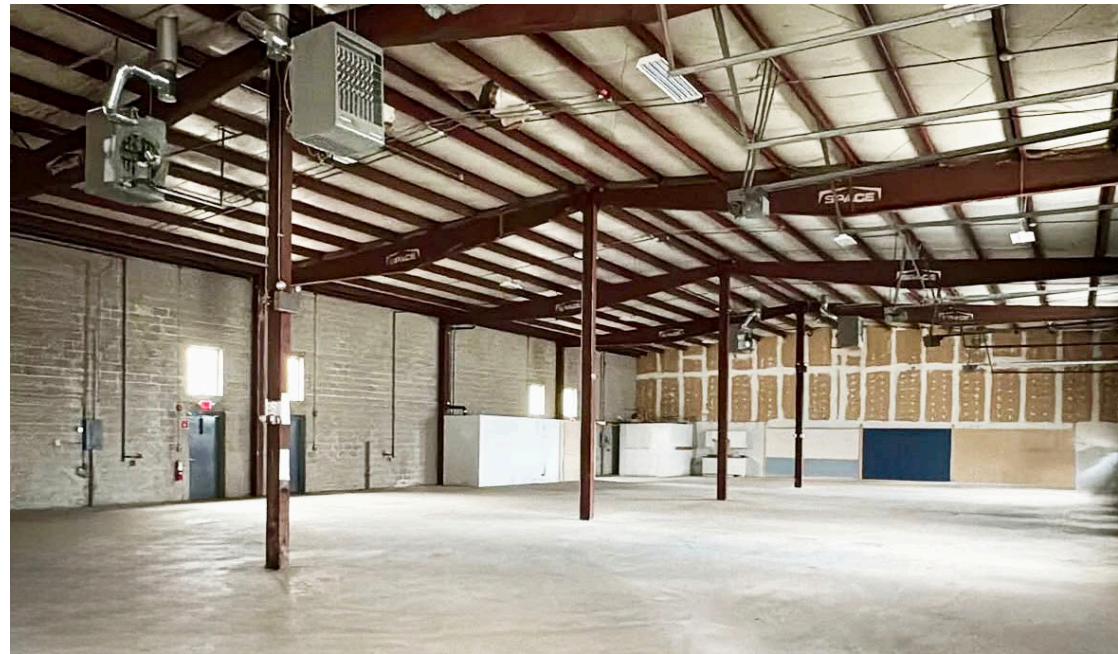
PROPERTY OVERVIEW

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

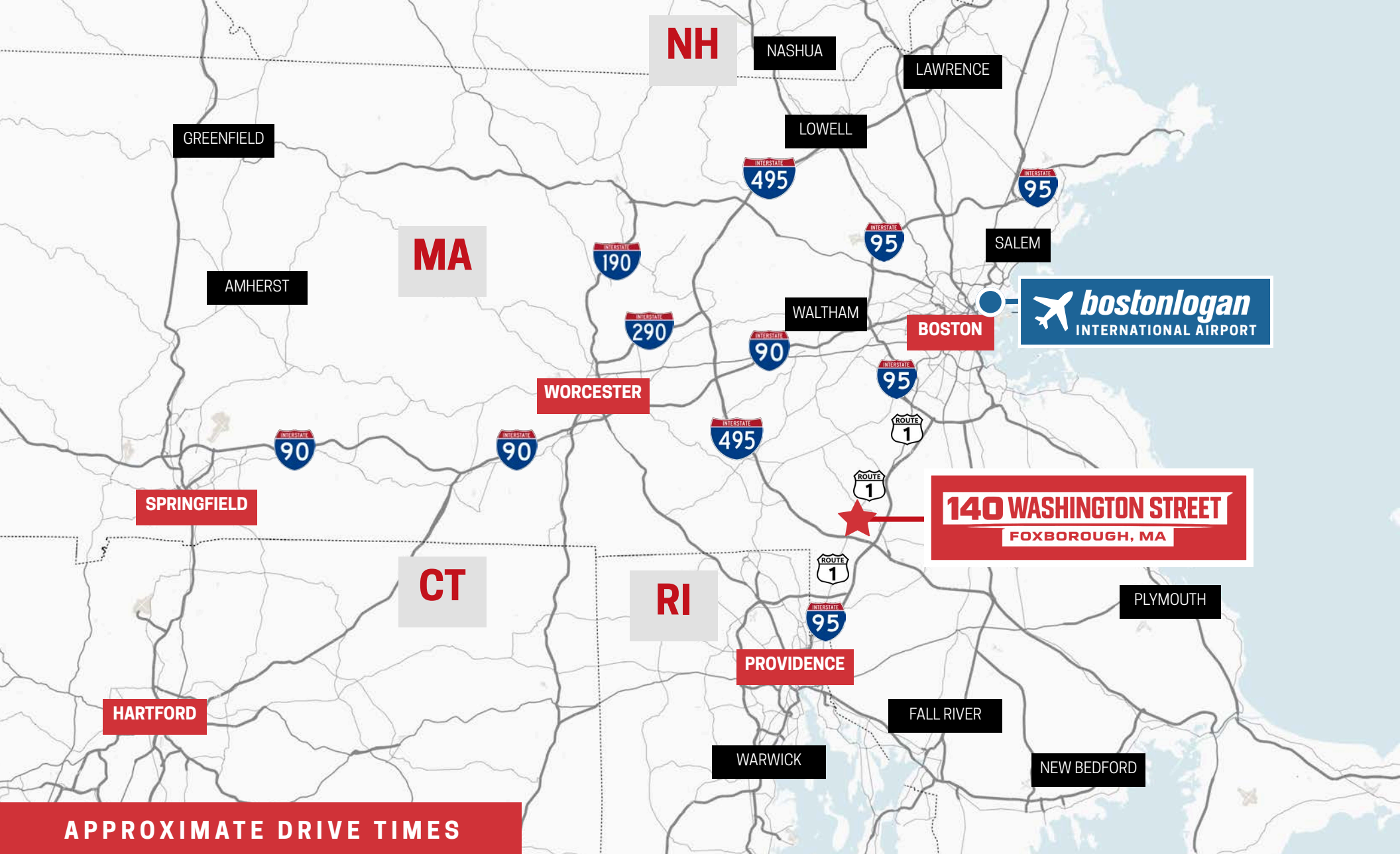


140 WASHINGTON STREET

FOXBOROUGH, MA

LOCATION OVERVIEW





APPROXIMATE DRIVE TIMES



0 MINUTES
.01 MILES



4 MINUTES
3 MILES



7 MINUTES
5.5 MILES



PROVIDENCE, RI
25 MINUTES



WORCESTER, MA
40 MINUTES

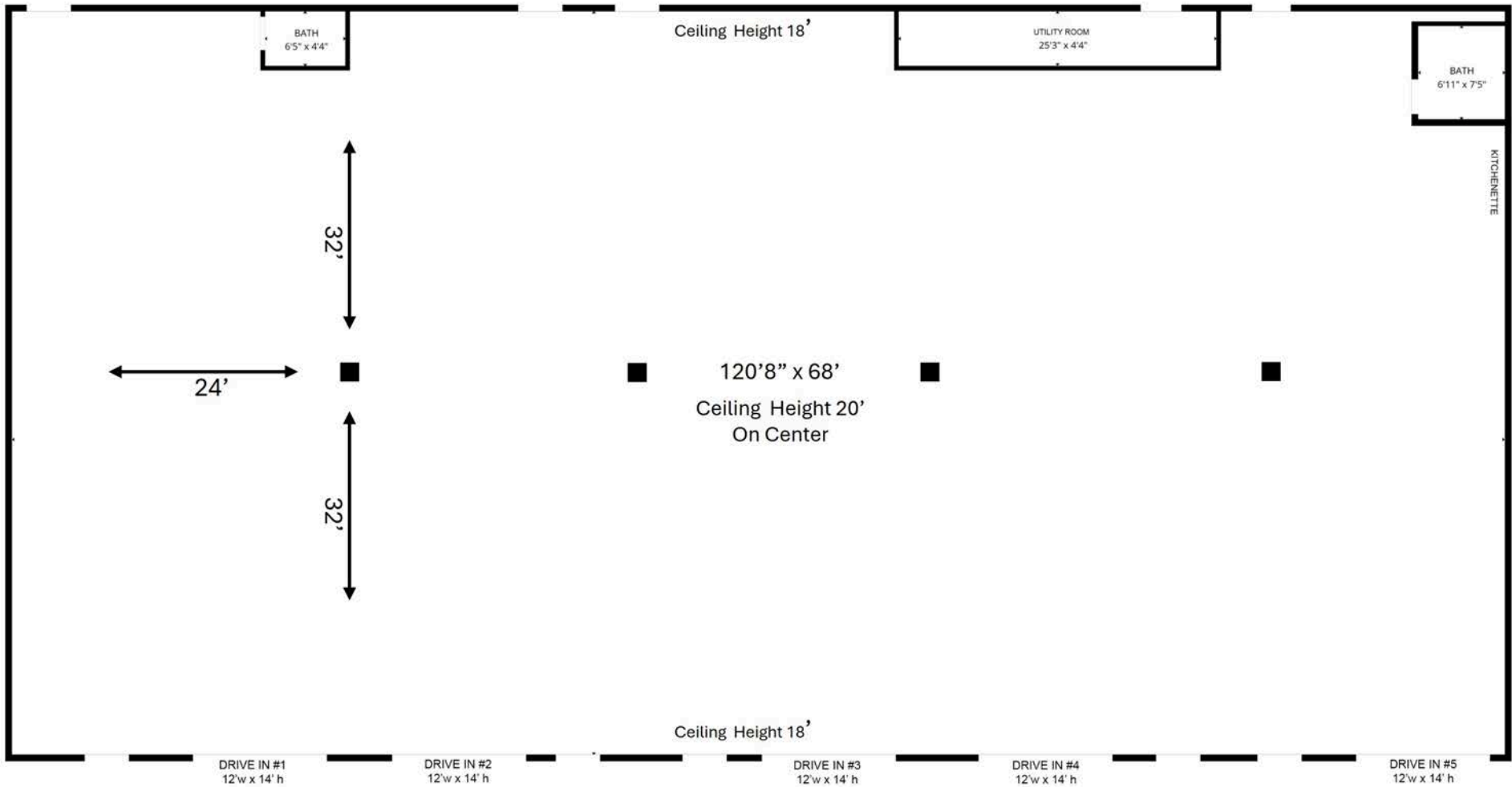


BOSTON, MA
45 MINUTES

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:

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