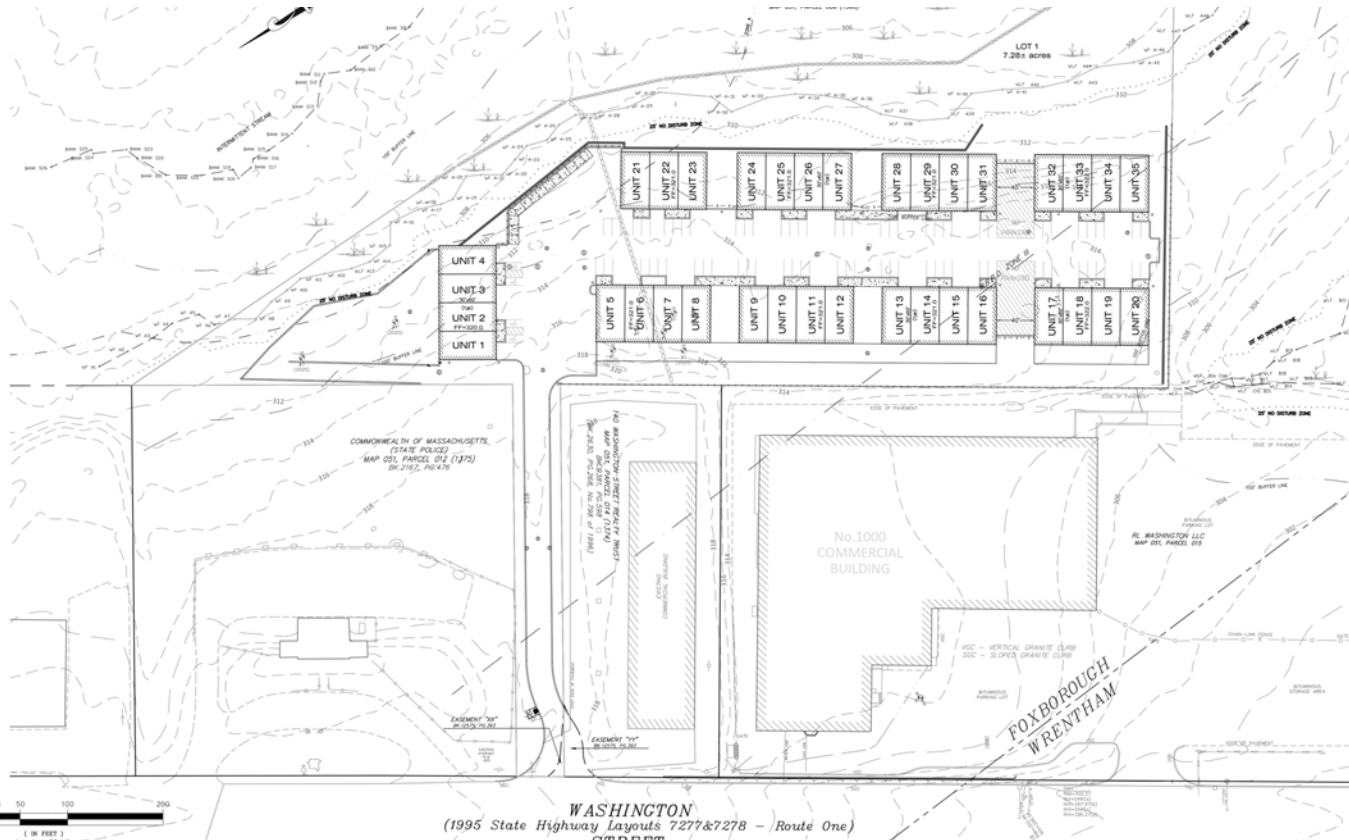


PATRIOT

— COMMERCIAL BUSINESS PARK —



NEW CONSTRUCTION | ±1,800-7,200 SF INDUSTRIAL SPACE FOR LEASE

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NAI Parsons Commercial
Group Boston

EXECUTIVE SUMMARY

NOW LEASING **PATRIOT COMMERCIAL BUSINESS PARK**

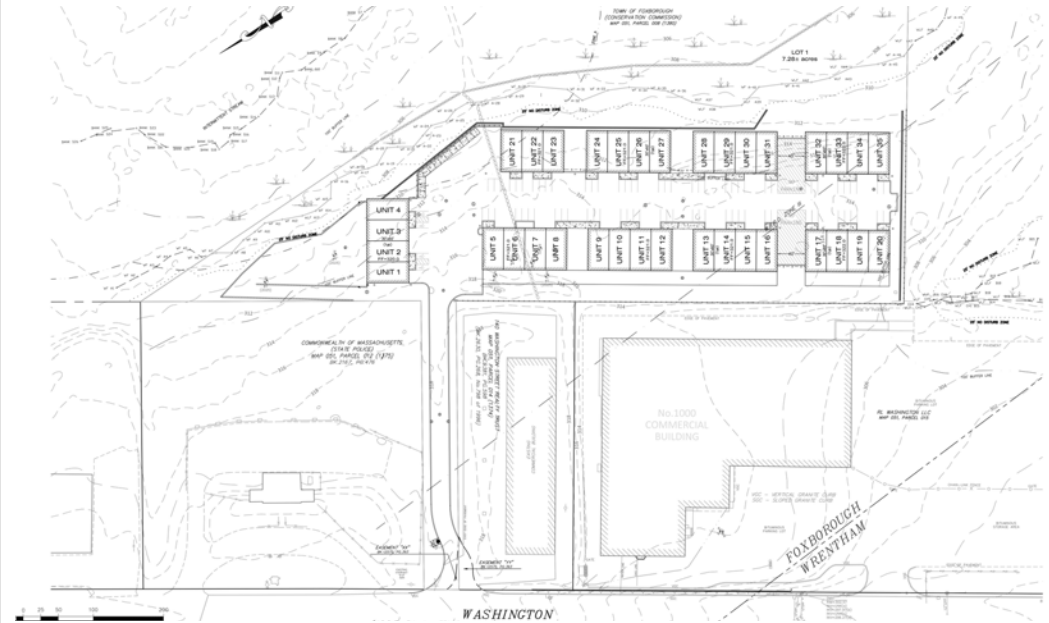
138 Washington Street Foxborough, MA

Patriot Commercial Business Park is a new construction, best-in-class industrial development offering 35 versatile warehouse/industrial bays designed to accommodate a wide range of commercial users. Strategically located along Washington Street (Route 1) in Foxborough, the property provides convenient access to major regional roadways, making it an ideal location for contractors, service businesses, light industrial users, and small-bay distribution.

The project features flexible unit sizes ranging from approximately 1,800 square feet up to 7,200 square feet, allowing tenants to scale operations efficiently. Each bay is equipped with a 14-foot drive-in overhead door and benefits from 22-foot clear ceiling heights, delivering functional space for storage, equipment, and operational needs.

Designed with modern industrial users in mind, Patriot Commercial Business Park offers a clean, professional setting with efficient layouts, ample circulation, and easy access for vehicles and deliveries. Its Foxborough location places tenants within close proximity to I-95 and Route 1, providing seamless connectivity throughout Greater Boston and into Rhode Island.

This thoughtfully planned development presents a rare opportunity to lease high quality small bay industrial space in a supply constrained market, ideal for businesses seeking flexibility, accessibility, and long term growth potential.



PROPERTY SNAPSHOT

 **63,000 SF**
TOTAL PARK

 **35** INDUSTRIAL UNITS

UNIT SIZES RANGING FROM
1,800 - 7,200 SF

 **35** OVERSIZED DRIVE-IN DOORS

 **22'** CEILING HEIGHTS

PROPERTY INFORMATION

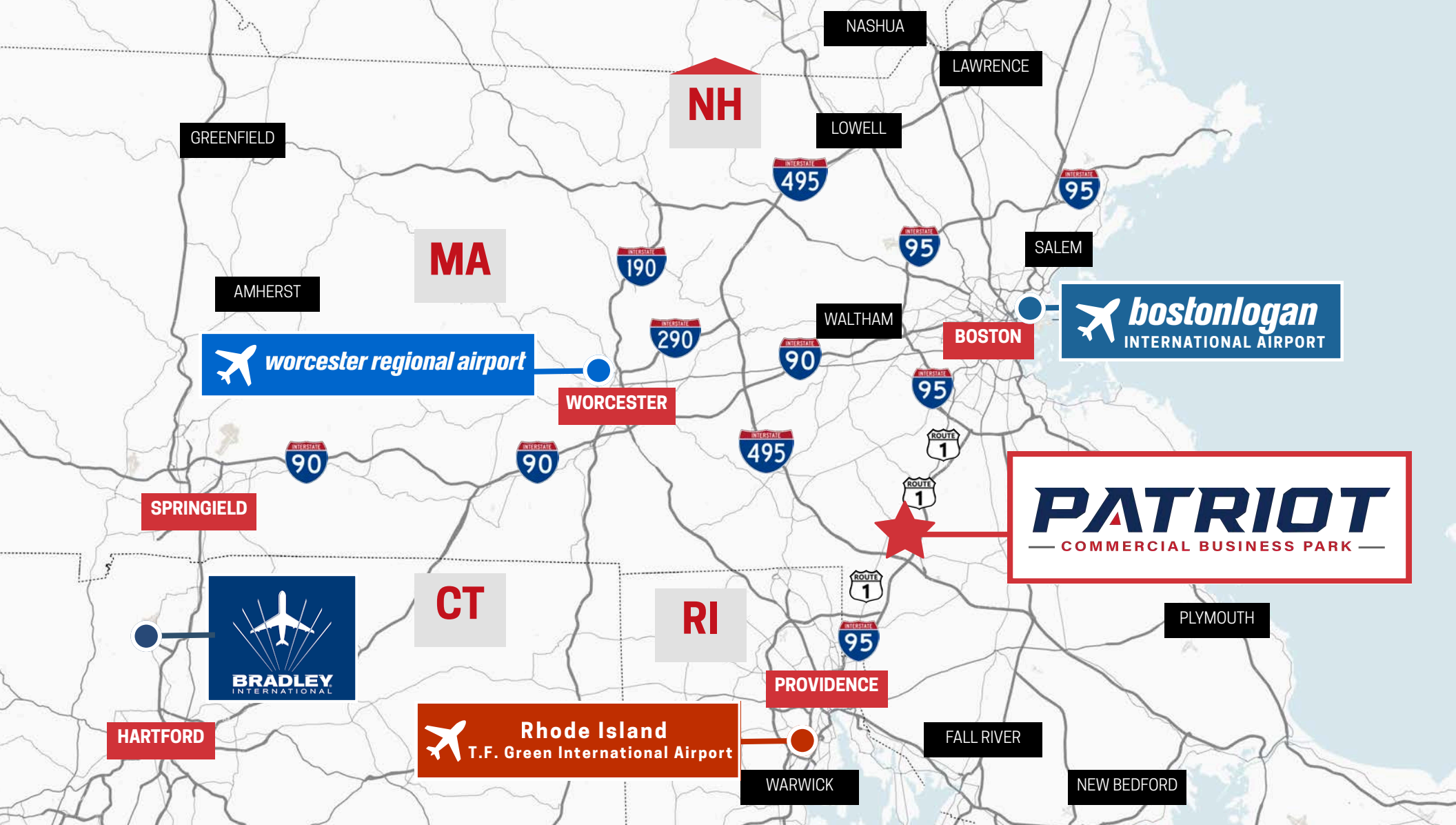
PATRIOT

— COMMERCIAL BUSINESS PARK —

GENERAL SPECIFICATIONS

ADDRESS	138 Washington Street Foxborough, MA
PROPERTY TYPE	Industrial Warehouse/Distribution
LOT SIZE	±7.31 Acres
PARK SIZE	±63,000 SF over 9 Buildings
TOTAL UNITS	35 Units
SPACE AVAILABLE	Units from ±1,800 to ±7,200 SF
LOADING	35 Drive-In Doors Total Dimensions: 12'w x 14'h
CEILING HEIGHT	22'
PARKING	87 Spaces Total 55 striped parking spaces (1 vehicle per unit in front of overhead doors)
UTILITIES	Town Water Private Septic Heating: Modine Units
DELIVERY	Coming Soon! Q4 2026





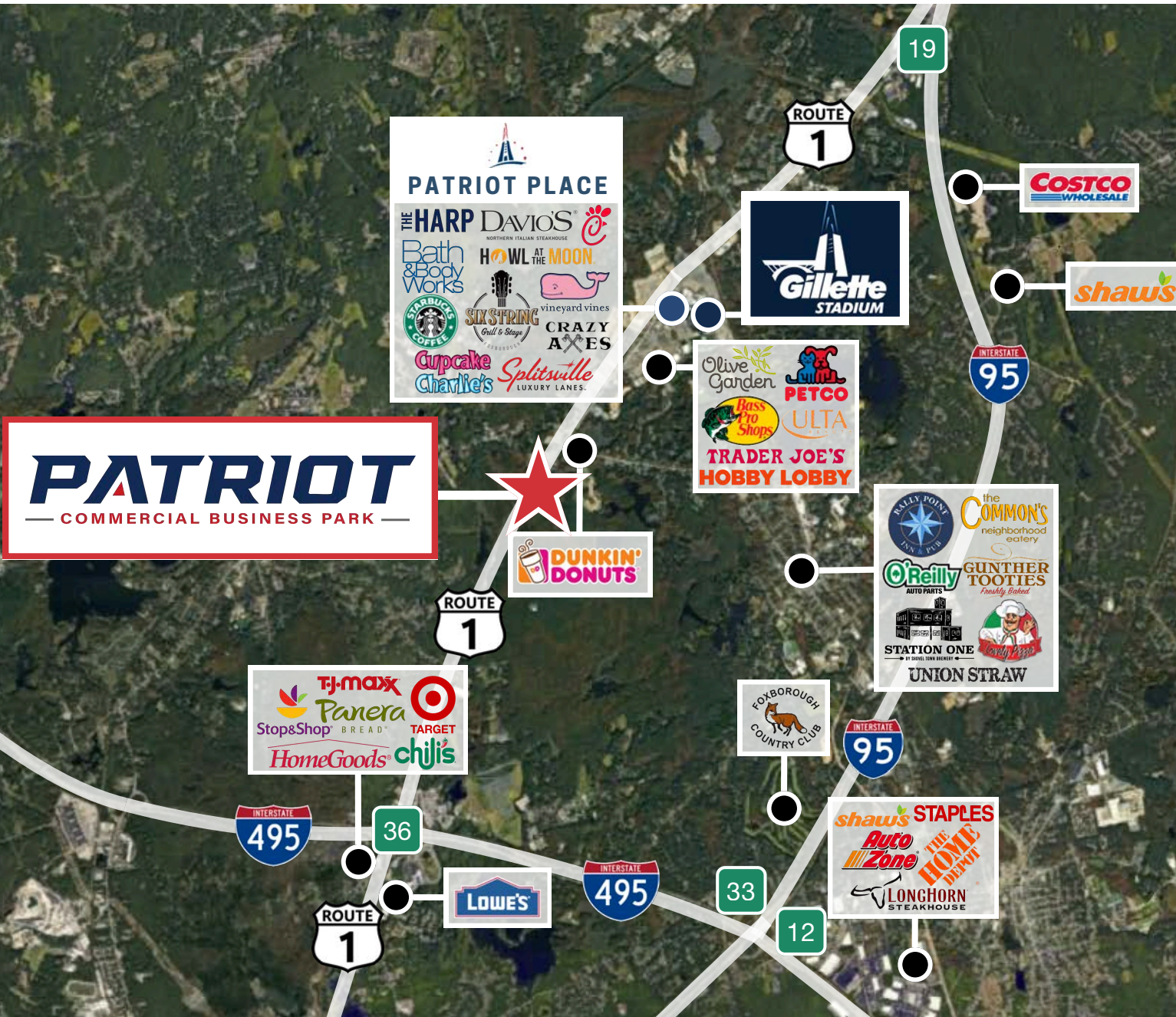
PREMIER FOXBOROUGH INDUSTRIAL LOCATION | I-95 / ROUTE 1 CORRIDOR ACCESS

Patriot Commercial Business Park is strategically located in the heart of Foxborough, a highly desirable suburb within the Greater Boston metropolitan area, approximately 22 miles southwest of downtown Boston, and home to the New England Patriots. Positioned within the established I-95 South / Route 1 corridor, the property benefits from excellent regional connectivity, with convenient access to Interstate 95, Interstate 495, and Route 140, providing efficient travel throughout MetroWest, Rhode Island, and the greater New England market.

PATRIOT

— COMMERCIAL BUSINESS PARK —

RETAIL & AMENITIES MAP



PATRIOT

— COMMERCIAL BUSINESS PARK —

PROUDLY CONSTRUCTED & DEVELOPED BY:

PARAGON INVESTMENTS

SILVA
Development

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