

**295 FOSTER STREET
LITTLETON, MA**

**FLEX/INDUSTRIAL SPACE FOR LEASE
2,800 TO 63,443 SF AVAILABLE**



R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION CONTACT:

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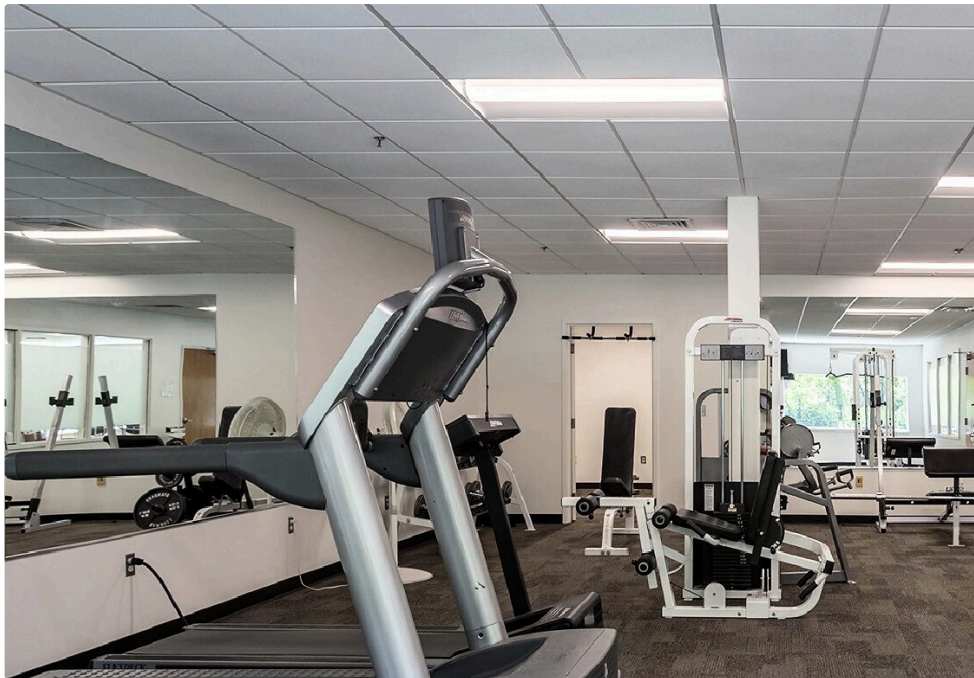
PROPERTY OVERVIEW

BUILDING SIZE:	96,394 SF
AVAILABLE:	2,800 – 63,443 SF
SITE:	19.5 ACRES
PARKING:	4.5/1000
RENTAL RATE:	\$14.95 + ELECTRIC
LOADING:	COMMON LOADING DOCK
CEILING HEIGHT:	13'8" SLAB TO SLAB, 8'6" FINISHED
ZONING:	INDUSTRIAL A
HVAC:	ELECTRIC HEAT PUMP/COOLING UNITS
POWER:	3,000 AMPS, 480/277V
WATER:	TOWN OF LITTLETON (WASTEWATER); PRIVATE SEPTIC 12,000 GALLON
TELECOMM:	VERIZON FIOS FIBER OPTIC
ELEC. PROVIDER:	LITTLETON ELECTRIC LIGHT DEPT.

HIGHLIGHTS

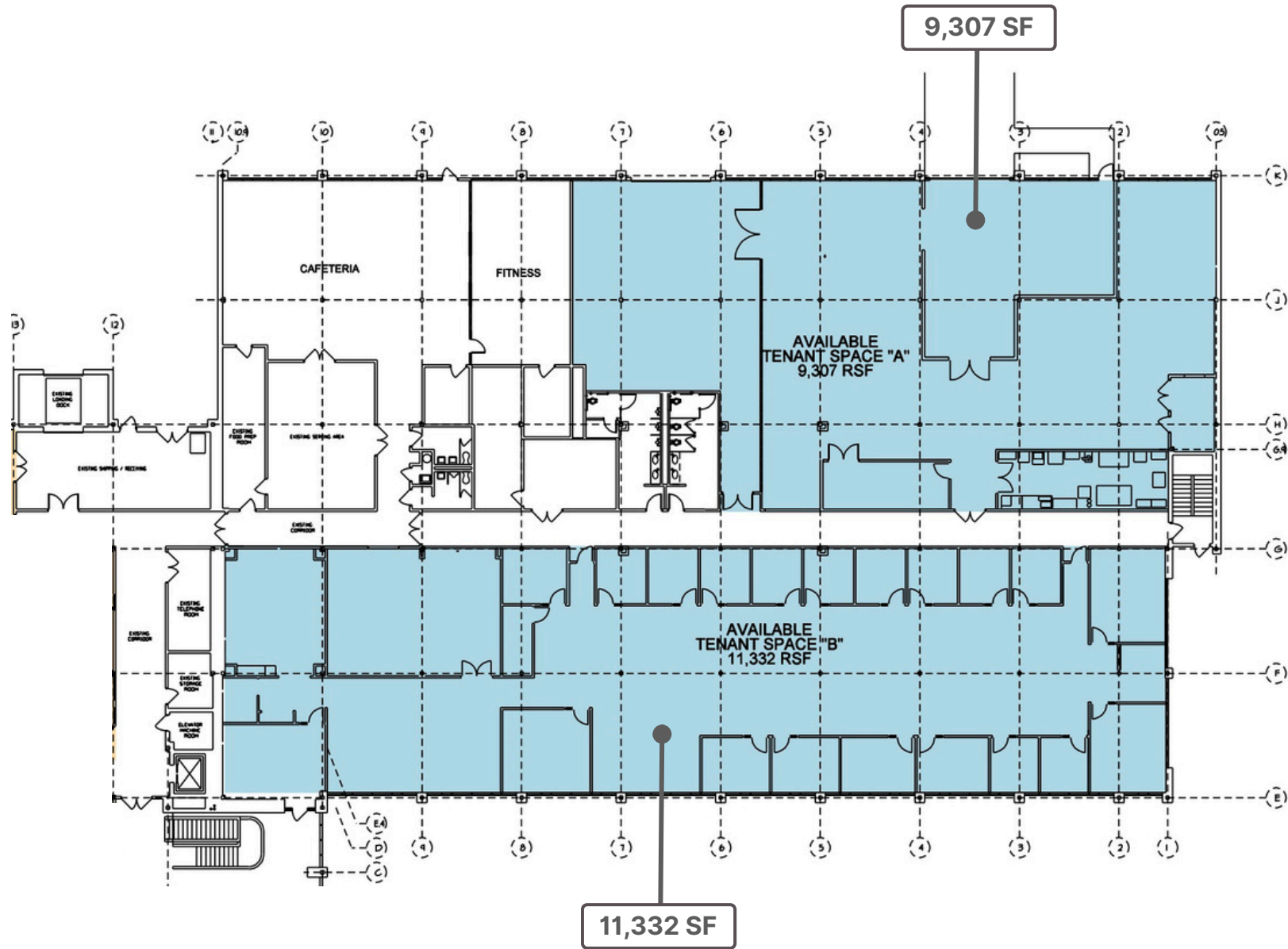
- ON-SITE PROPERTY MANAGEMENT
- WALK TO MBTA STATION
- COMMON LOUNGE AREA
- ON-SITE CAFÉ
- 2015–2025 RENOVATION, BUILD TO SUIT
- FITNESS CENTER WITH SHOWERS





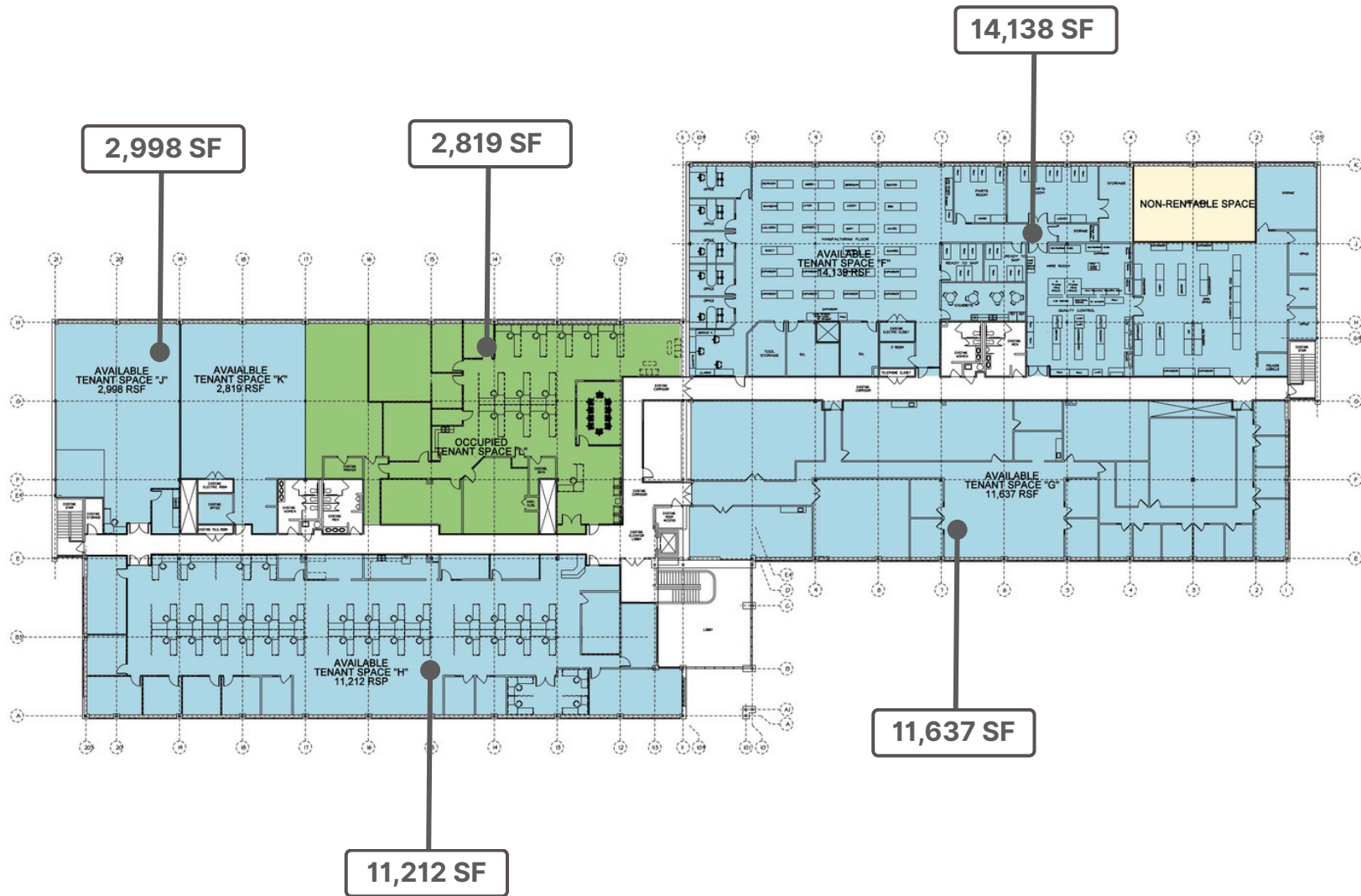
FLOOR PLAN | FIRST FLOOR

20,639 SF



FLOOR PLAN | SECOND FLOOR

42,804 SF



FLOOR PLAN | SECOND FLOOR

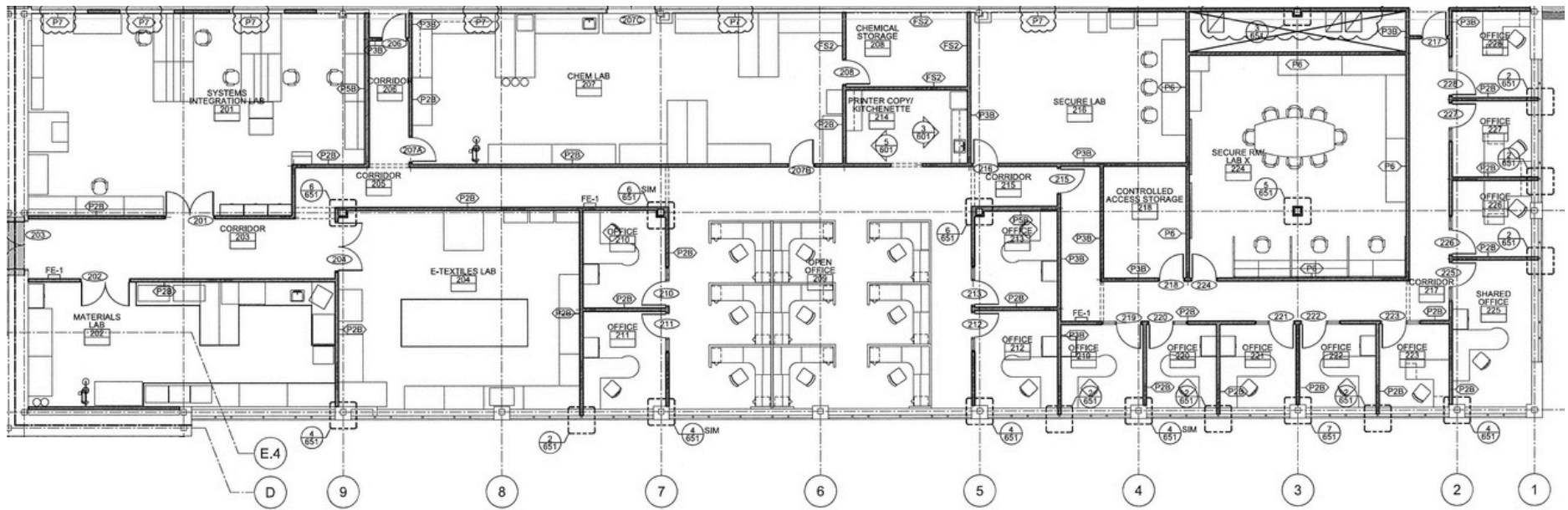
LAB AREA DETAILS

INFRASTRUCTURE IN PLACE:

- POWER DROPS
- GAS LINES
- VENTILATION
- EYE WASH STATION/EMERGENCY SHOWER

BUILDING POWER:

3,000 AMPS, 480/277V



LOCATION AND ACCESS

295 Foster Street delivers everyday convenience in a location that works hard for tenants and their teams. Just minutes from **Route 2** and **I-495**, the property offers easy access across MetroWest and Greater Boston, making commuting simple from multiple directions. Employees also benefit from close proximity to **The Point at 495**, home to popular dining spots, a grocery store, fitness options, and everyday services—ideal for lunch breaks, errands, and after-work meetups.

The combination of strong highway access and walkable amenities makes 295 Foster Street a practical, employee-friendly location that supports both productivity and quality of life.



NEARBY AMENITIES

THE POINT – MIXED-USE CENTER (4 MILES)

MARKET BASKET
 TAVERN IN THE SQUARE
 O'NEIL CINEMAS
 COURTYARD BY MARRIOTT LITTLETON

PUBLIC TRANSPORTATION

MBTA RAIL TO BOSTON/FITCHBURG (<1 MILE)

WITHIN 10-MINUTE DRIVE

DUNKIN' (3 LOCATIONS)
 STARBUCKS
 CVS
 IL FORNO RESTAURANT
 GREAT ROAD KITCHEN
 DIRIGIBLE BREWING COMPANY
 KIMBALL FARMS
 CRAFT FOOD HALL