

**WHERE METRO
WEST'S BEST
COMPANIES
COME TO SCALE**

155
SWANSON ROAD



50,000 - 103,818 SF AVAILABLE

Office / R&D / Manufacturing Opportunity
Scale, Infrastructure & Flexibility Along I-495

BUILT FOR INNOVATION & GROWTH

Positioned within one of MetroWest Boston's most established business corridors, 155 Swanson Road offers over 100,000 SF of flexible office, R&D, manufacturing, and warehouse space. The property combines robust infrastructure, significant parking capacity, and immediate access to I-495, creating an ideal environment for technology, life science, advanced manufacturing, and corporate users.



BUILDING HIGHLIGHTS



103,818 SF Available



Two Floors (51,909 SF Per Floor)



400 Parking Spaces



**Heavy Power Capacity
(2,500A / 480V / 3P)**



Five Loading Docks



14' Clear Height

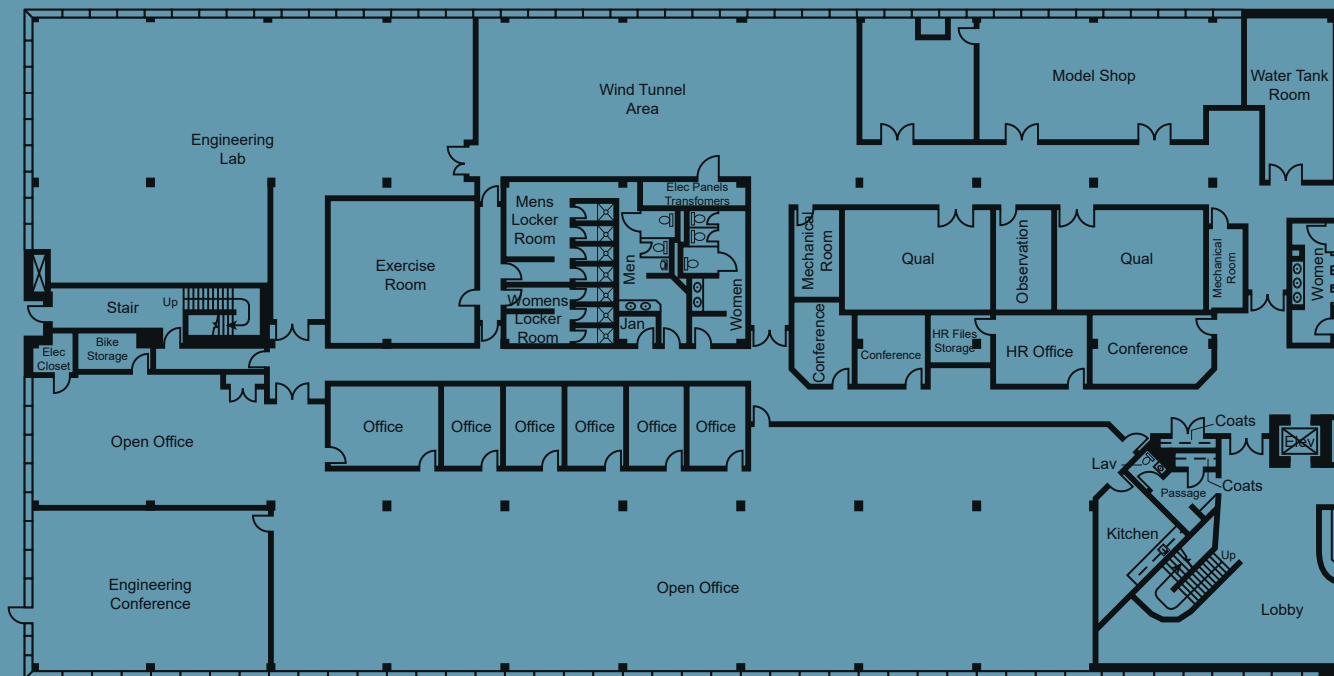


Two Freight Elevator



FLEXIBLE BUILDING OPPORTUNITY

FLOORPLAN 1ST FLOOR
51,909 SF



TOTAL AVAILABLE
103,818 SF

FLEXIBLE
MANU



**OCCUPY A FULL BUILDING WITH
E CONFIGURATIONS FOR OFFICE, R&D,
MANUFACTURING, AND WAREHOUSE USES.**

FLEXIBLE BUILDING OPPORTUNITY

FLOORPLAN 2ND FLOOR
51,909 SF



TOTAL AVAILABLE
103,818 SF

FLEXIBLE
MANU



**OCCUPY A FULL BUILDING WITH
E CONFIGURATIONS FOR OFFICE, R&D,
UFACTURING, AND WAREHOUSE USES.**

CONNECTED TO TALENT, TRANSIT & INDUSTRY



Immediate access
to I-495



Approximately
35 miles to Boston



Convenient access
to Route 2 and I-90



Access to regional
labor pools throughout
MetroWest and Central
Massachusetts

setra Invetech

SynQor DOVER
Advancing The Power Curve MOTION

Dolan-Jenner
Industries

TÜVRheinland
CISCO

NETSCOUT

Abbott

Medtronic

155
SWANSON ROAD

ACTON

PEEP SIGHTING SYSTEM
eye pal

ABBASSET MACHINE CORPORATION

PHOTO
DIAGNOSTIC
SYSTEMS INC.

Y&G
Medical

MYRA EB
SYSTEMS

intertek

element

HELIXBIND

Recipharm
good for business

BOSTON

MARLBOROUGH

IBM

amazonrobotics

MathWorks

NORTHBOROUGH

WESTBOROUGH

FRAMINGHAM

ASHLAND

BUILT FOR SCALE







155
SWANSON ROAD

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