

FOR LEASE

HIGH-END FLEX/INDUSTRIAL SPACE

±69,130 SF

20 FORBES ROAD/I-290 INDUSTRIAL PARK

Northborough, MA



PROPERTY OVERVIEW

The available space at 20 Forbes Road consists of ±69,130 SF of high-end flex/industrial space with a variety of potential configurations. There are significant upgrades in place within the available spaces, including increased power and ample tonnage of HVAC to allow for significant cooling capacity. There are ten tailboard loading docks, one of which is oversized with a 40,000-pound capacity dock plate. The building is conveniently located 1.5 miles from I-290 and two miles from I-495.

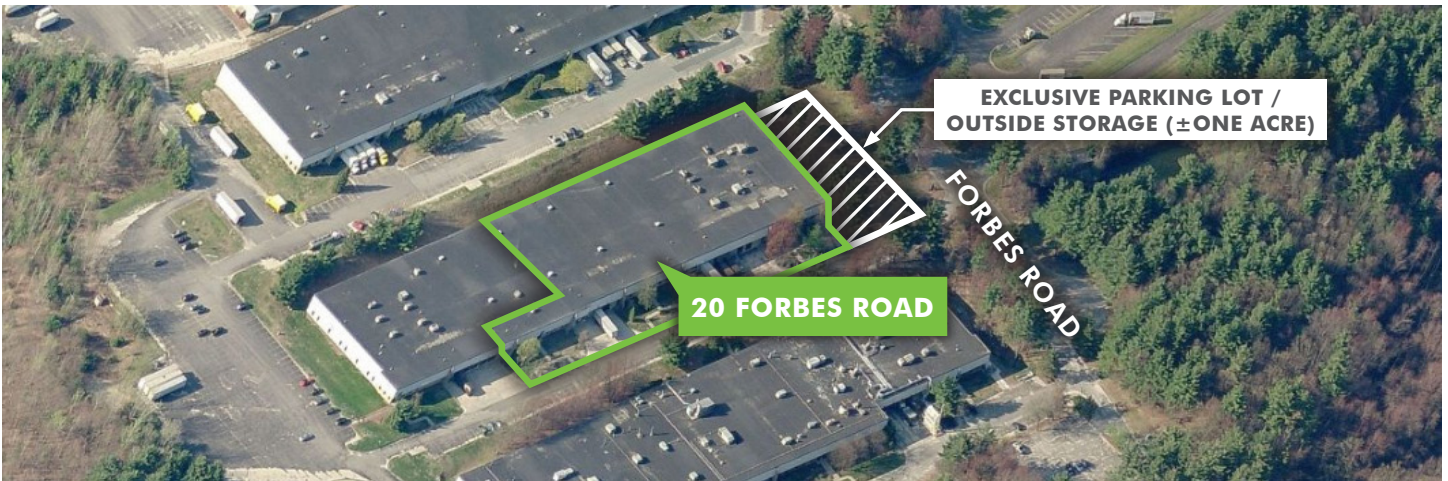
±69,130 SF

HIGH-END FLEX/INDUSTRIAL SPACE



PROPERTY SPECIFICATIONS

- + **Total Building Area:** ±110,339 SF
- + **Available Space:** Up to ±69,130 SF
- + **Year Built:** 1979 (renovated in 2015)
- + **Clear Height:** 21'6" in unfinished warehouse; 18' in dropped-ceiling warehouse
- + **Loading:** 10 tailboard doors available, including one oversized door with 40,000-lb. leveler
- + **Sprinkler System:** Wet
- + **Parking:** ±2.3/1,000 SF
- + **Zoning:** Industrial
- + **Bay Spacing:** 30' x 40'
- + **Electrical Power:** 2,400A, 277/480V, 3ph, 4w
- + **Water:** Town of Northborough; 60-70 psi water pressure
- + **HVAC:** Rooftop HVAC in office and dropped-ceiling areas; warehouse heated by suspended gas-fired unit heaters
- + **Construction:** Steel frame and split-face concrete block with metal sandwich panels
- + **Property Expenses:**
 - **Taxes:** \$0.88/SF (FY 2018 estimate)
 - **CAM:** \$1.00/SF (FY 2018 estimate)
 - **Insurance:** \$0.05/SF (FY 2018 estimate)
 - **Total:** \$2.03/SF



Interior of Suite C

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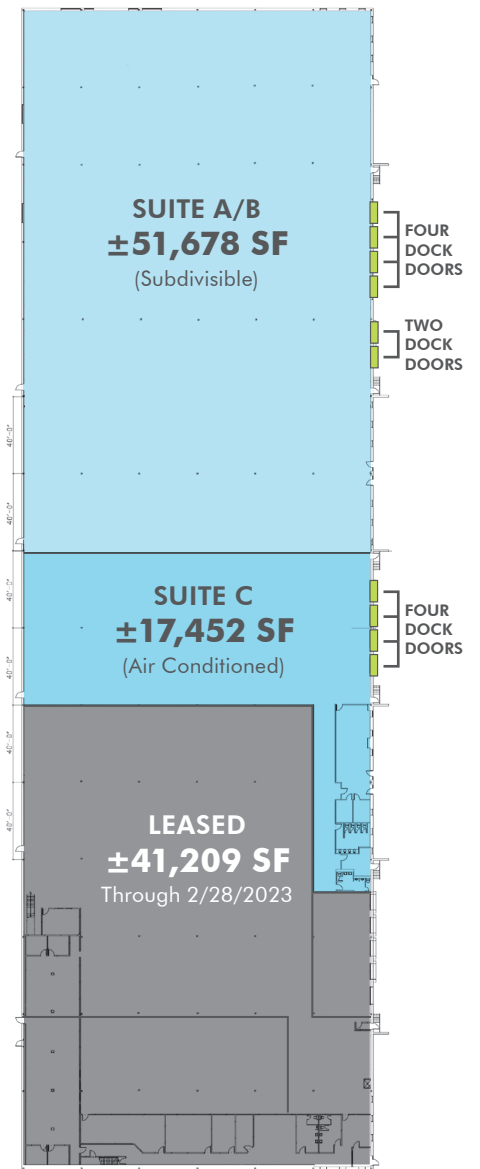
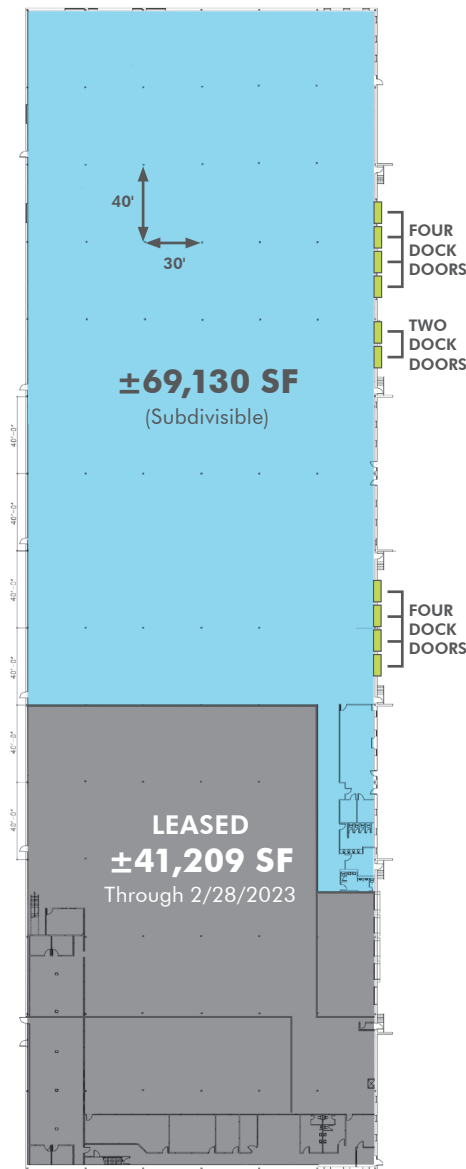
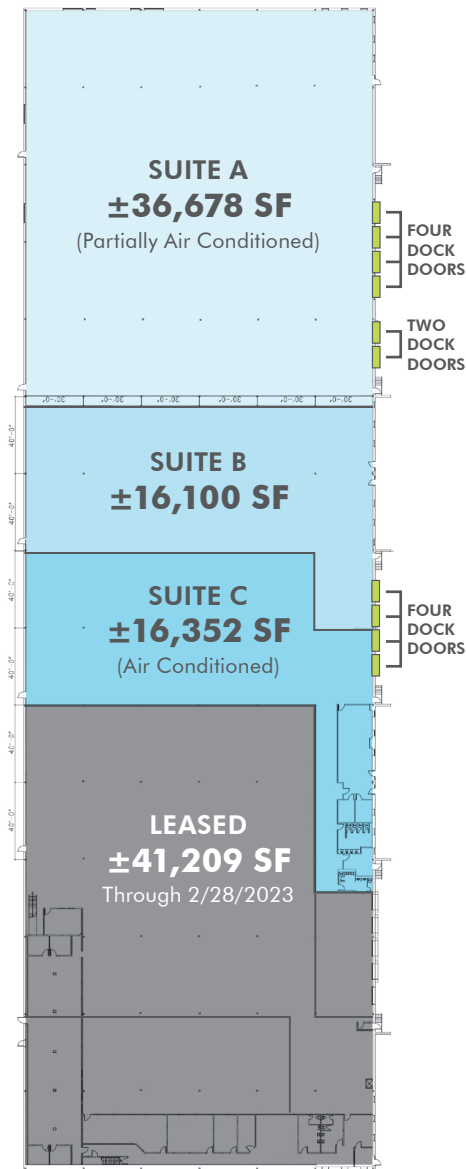


POTENTIAL SUBDIVISIONS

CURRENT CONFIGURATION

OPTION A

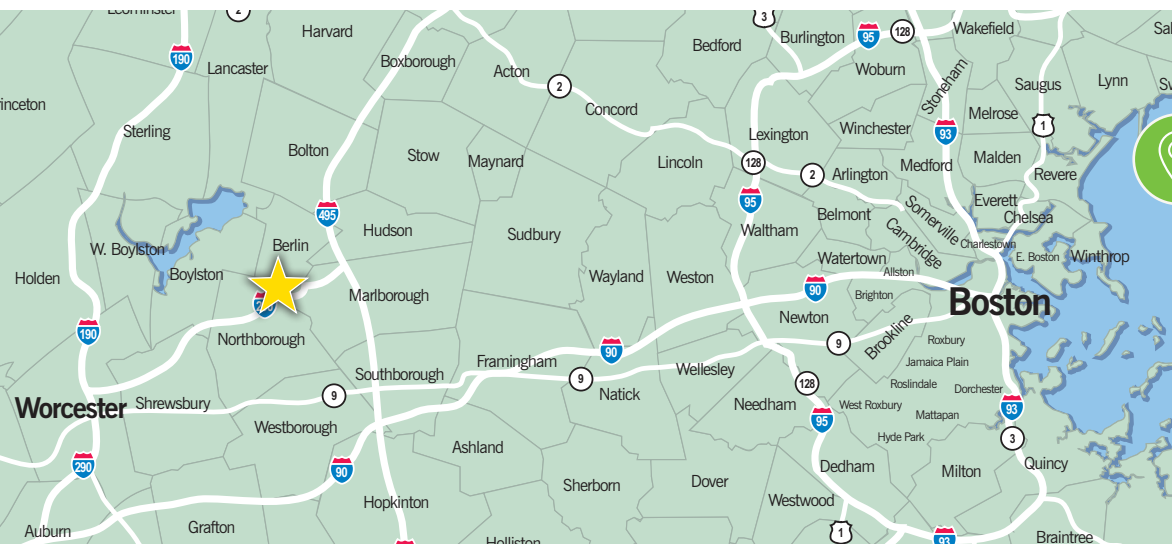
OPTION B



±69,130 SF
**HIGH-END FLEX/
 INDUSTRIAL SPACE**

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 Northborough, MA



LOCATOR MAP

MILES TO:

WORCESTER:	14
BOSTON:	40
PROVIDENCE, RI:	53
HARTFORD, CT:	76



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