



HARTEL REALTY

Strategic Real Estate Services

**FOR LEASE - \$9.00/SF
1,600 +/- SF Warehouse**

300 West Main Street, Northborough, MA



- Established Commercial Site
- Pleasant, Pastoral Setting
- Complementary Neighboring Businesses
- Convenient to Routes 290, 9, 495 and I90
- Mixed Use Complex – Retail, Office, Medical

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230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

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Executive Summary

Property Address: 300 West Main Street,
Northborough, MA

Property type: Warehouse

Rent: \$9 SF

Lease Type: Gross

Date Available: Immediate

Unit Size: 1,600 +/- SF



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Detailed Summary

Ceiling Height	7'
Ceiling Type	Vaulted,/Open
Flooring	Cement
Building Construction	Wood Frame
Roof Type	Asphalt
Parking Reserved for Unit	Ample
Number of curb cuts	2
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Heating Type	Propane
Air Conditioning	Window
Maximum contiguous SF	1,600 +/- SF



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Property Description

General Site Overview:

The town of Northborough was originally known as the “North Borough” of the town of Marlborough and gained its independent status in 1775. Located along the thriving Boston Post Road, and bisected by the Assabet River, Northborough has been home to various industries. Grist and saw mills were soon replaced by iron and brick works. Cotton and woolen mills were also prevalent in Northborough and today, it is home to the high tech industry, along with the retail clients that sustain it. Over the decades, Northborough has become a quiet, popular suburb for commuters to Worcester and Boston.

Complex Description:

Fox Meadow Plaza consists of six separate buildings on 11 acres, each housing tenants of diverse yet harmonizing professions. Fox Meadow Plaza reflects a park-like setting, with a pond and picnic tables, offering over 170 parking spaces. 300 West Main Street is an ideal location, centrally located just east of Worcester and twenty five miles west of Boston, near several major state roads.

Unit Details:

The Warehouse at 300 West Main Street is located at the rear of the property and offers a peaceful setting, right next to the pond. There is plentiful parking and the warehouse offers ready-made storage via pre-constructed metal shelving. The building features two offices, a loft area and a roll-up door for trucking access. The Warehouse may be leased in conjunction with an adjacent office suite.



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Area Map



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Area Satellite

300 West Main Street
Northborough, MA





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Photos



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Photos



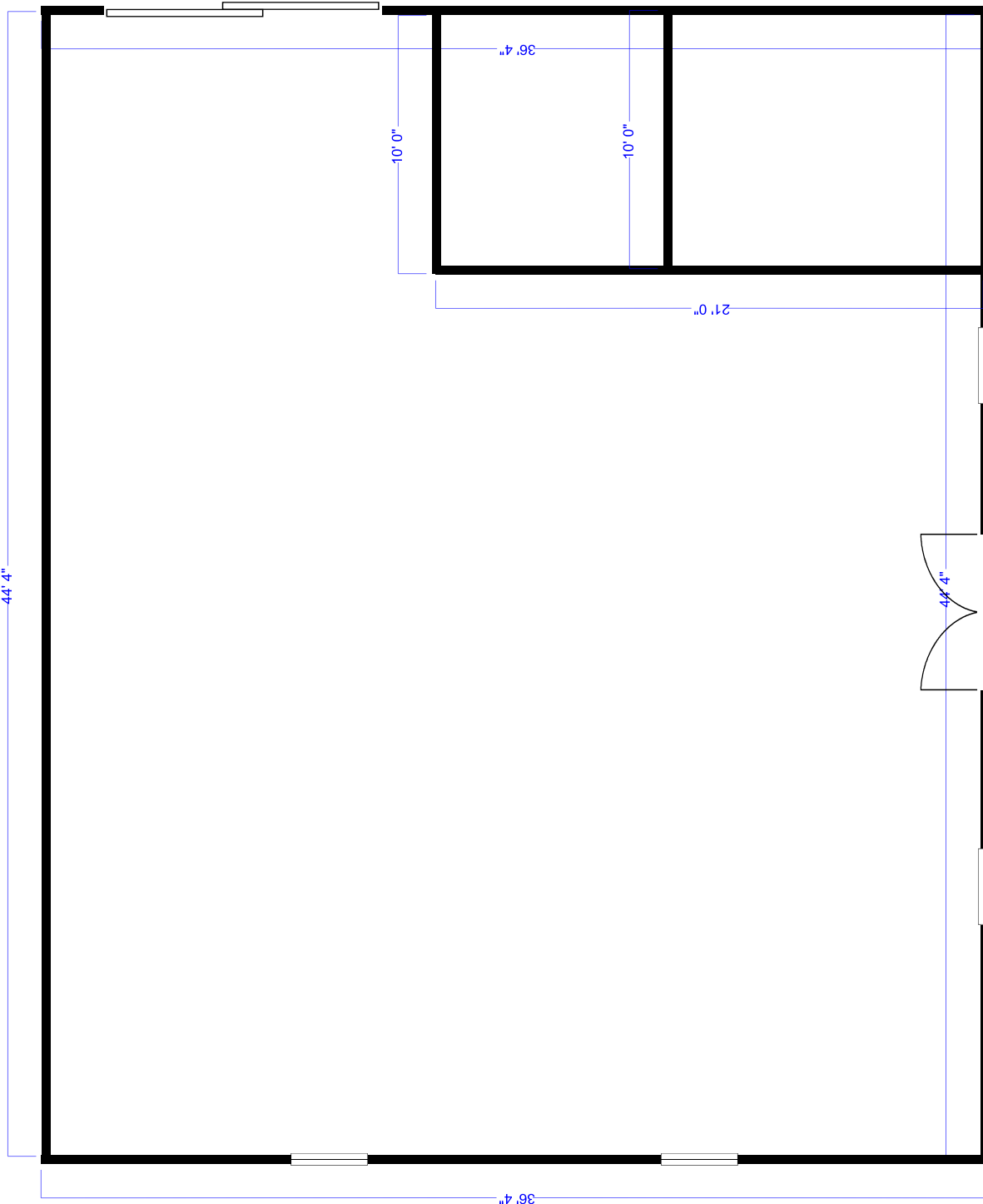
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Floor Plan

Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale