

MAGGIORE

FOR LEASE

155 NORTHBORO ROAD, SOUTHBOROUGH

The 495 Technology Center

The 495 Technology Center is a 310,000 square foot, two building development owned and managed by one of the area's premier developers, The Maggiore Companies. The development is strategically located just ½ mile from the interchange of Simarano Drive and Interstate 495 and just three miles north of the Massachusetts Turnpike in Southborough, Massachusetts. The building offers all of the features required by industrial and flex tenants.

Available April 1, 2025:
3,555 SF

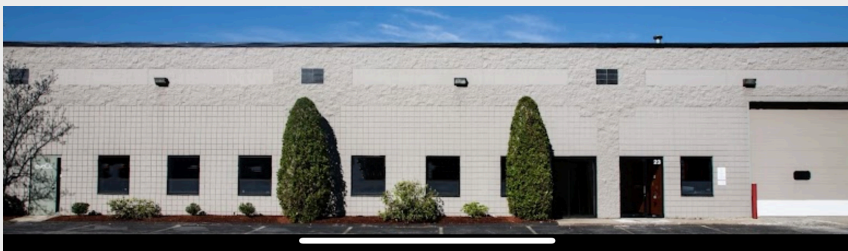
Building Specifications:

NNN's 2024 estimate: \$2.55/ SF

Clear Height: 18'

Column Spacing: 40' X 34'

Utilities: Town water, Eversource, National Grid



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FOR MORE INFORMATION

Jacque Maggiore

jacque@maggiore.co | (781) 935-6100 | (781) 718-2006

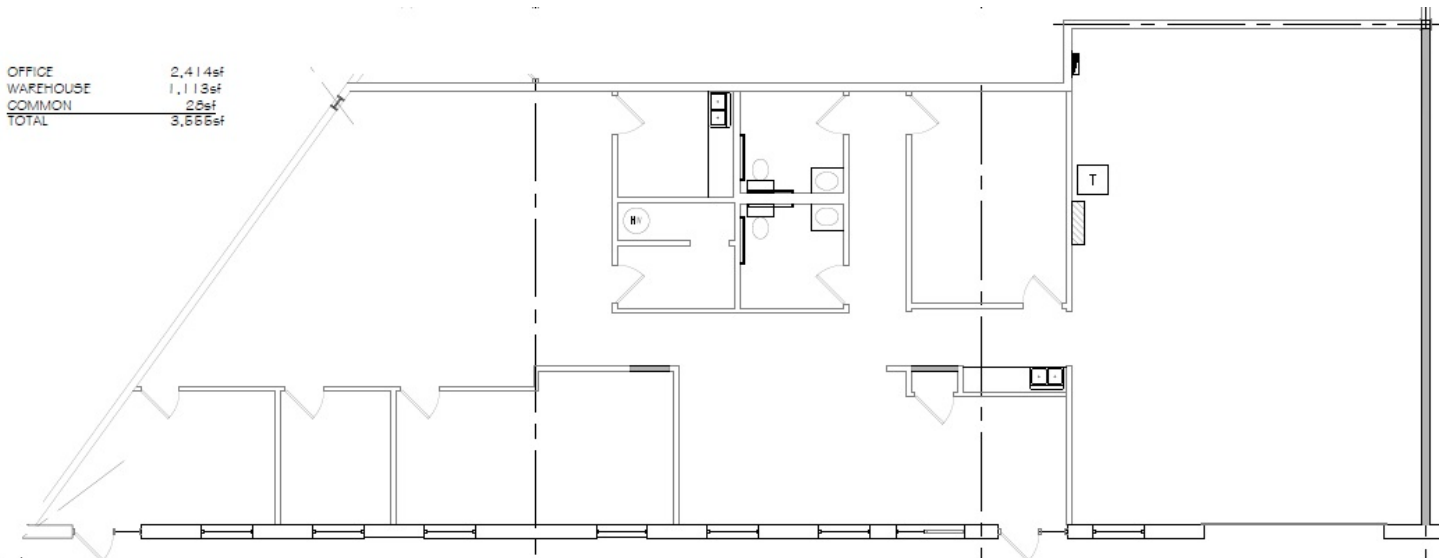
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3,555 SF

2,414 SF of Office | 1 Drive In Door



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