



**121** BARTLETT STREET  
MARLBOROUGH, MA

## FOR LEASE

**Freestanding ±14,075 SF Industrial Building with High-Bay Storage**

**Heavy Power | 1 Loading Dock | 1 Drive-In Door | Manufacturing/Production**

**GARRETT QUINN**  
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**NAI** Parsons Commercial  
Group Boston

# FOR LEASE

**±14,075 SF Industrial/Manufacturing Building**  
High Bay Storage | Heavy Power | 1 Loading Dock | 1 Drive-In Door

## 121 Bartlett Street Marlborough, MA

NAI | Parsons Commercial Group | Boston is pleased to present 121 Bartlett Street in Marlborough, MA, a ±14,075 SF free-standing industrial building for lease. The property features a versatile ±50/50 mix of office and manufacturing space, fully air-conditioned throughout. High bay storage, heavy power, and flexible production areas make it ideal for manufacturing, R&D, or distribution users.

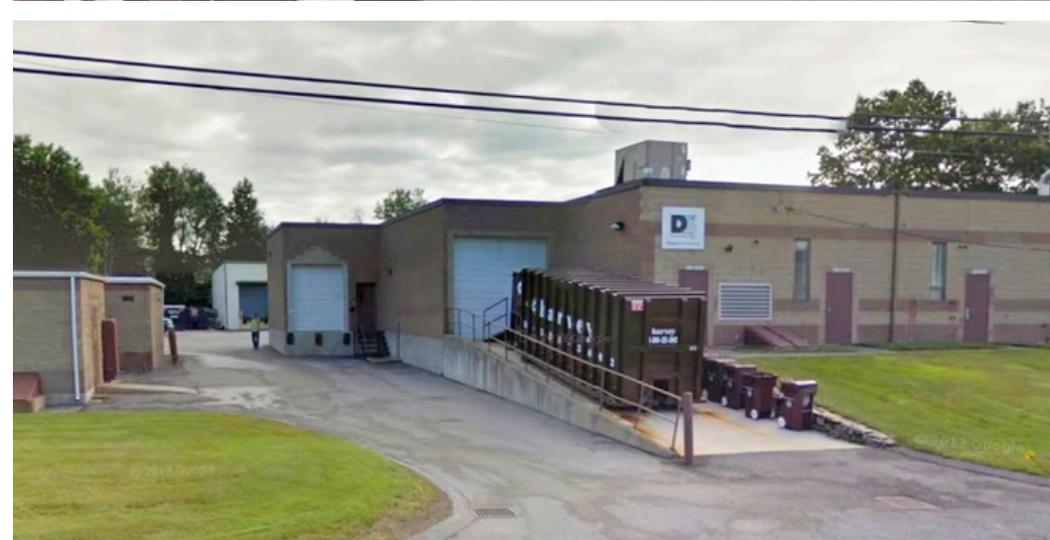
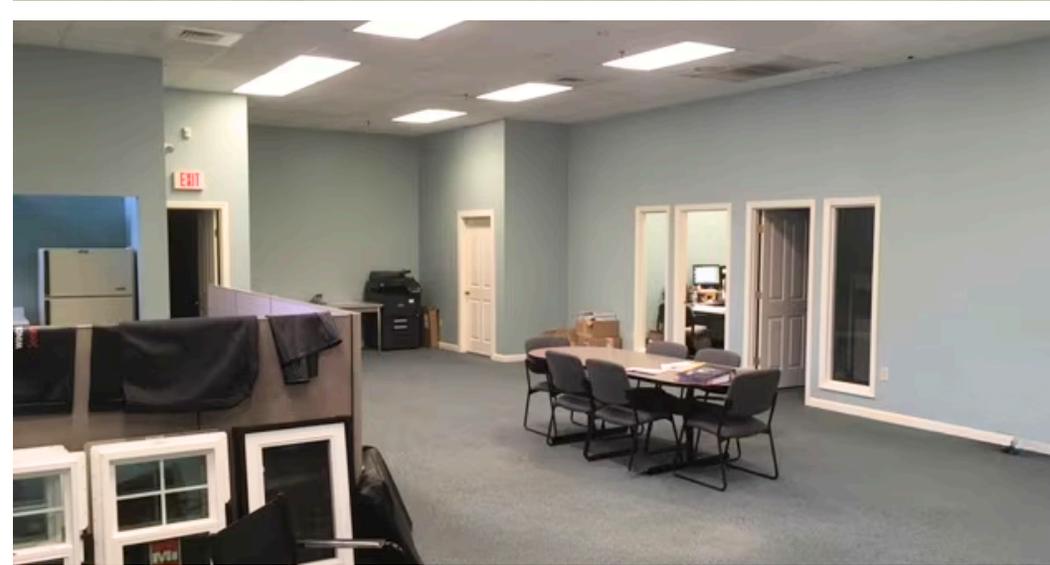
The building includes one loading dock and one drive-in door, supporting seamless daily logistics. With strong visibility, ample parking, and building signage opportunities, 121 Bartlett Street offers a well-positioned industrial building in the heart of MetroWest.

Located just minutes from I-495, Route 20, and the I-290 interchange, the property offers exceptional regional connectivity for employees, vendors, and distribution routes. Its position within Marlborough's thriving commercial corridor provides quick access to major highways linking MetroWest, Worcester, and Greater Boston.

For pricing and additional information, please reach out to the listing agent Garrett Quinn.

## Property Specifications

	ADDRESS	121 Bartlett Street Marlborough, MA
	SPACE SIZE	±14,075 SF
	LOADING	1 Loading Dock 1 Drive-In Door
	SPACE TYPE	Industrial/Manufacturing
	AVAILABLE	Immediately



# 121 BARTLETT STREET MARLBOROUGH, MA

## Building Highlights



### Versatile Manufacturing Facility

±14,075 SF free-standing building with a flexible industrial/office layout.



### Balanced Workspace Mix

Approximately 50% office and 50% manufacturing/warehouse space.



### High Bay Production Areas

Open warehouse with heavy power and fully air conditioned to support manufacturing operations.



### Flexible Loading Options

Equipped with one loading dock one drive-in door and ample onsite parking.



### Excellent Highway Access

Minutes from I-495, I-290, and Route 20 for seamless regional connectivity.



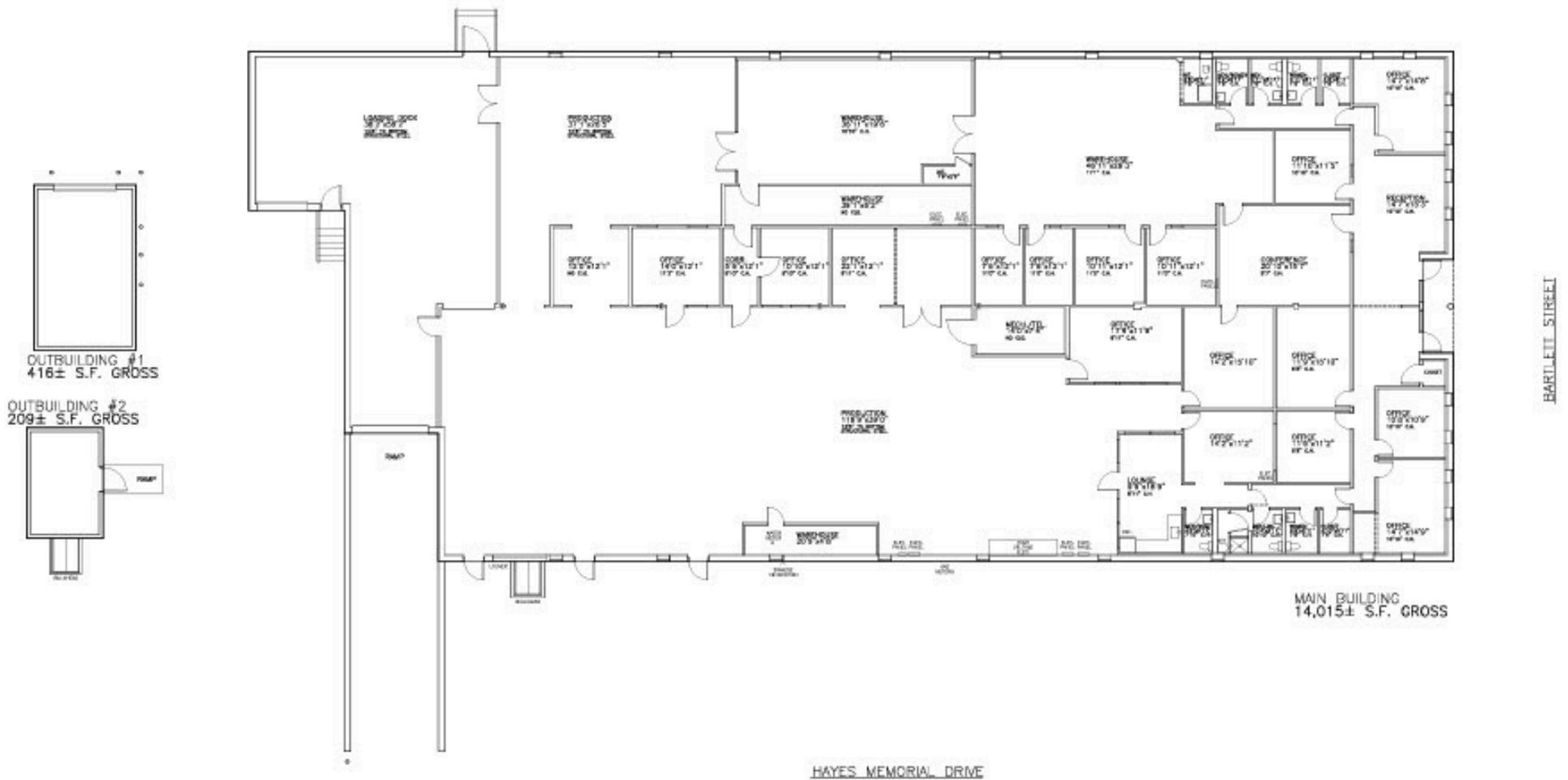
### Prominent Signage Opportunity

Exterior branding available on a highly visible free-standing building.



# FOR LEASE | Entire Building

±14,075 SF Industrial/Manufacturing Space



# HIGHLY ACCESSIBLE METROWEST CORRIDOR



**Downtown Marlborough**

Main Street Cafe  
Domino's Pizza  
Welly's RESTAURANT  
PICCO PIZZA & ICE CREAM CO.  
LOST SHOE BREWING & ROASTING COMPANY  
UNITED STATES POSTAL SERVICE®  
VIN BIN Cafe  
DOUBLE T'S

**Solomon Pond MALL**

**RK Center Marlborough**

Marshalls Panera BREAD  
five BELOW FIVE GUYS BURGERS and FRIES  
CHIPOTLE MEXICAN GRILL  
LONGHORN STEAKHOUSE  
CHASE McDonald's  
SULLIVAN TIRE AND AUTO SERVICE  
DUNKIN' DONUTS



**APEX ENTERTAINMENT**  
FOOD • ATTRACTIONS • EVENTS

**The NEIGHBORHOOD TAVERN**

**121 BARTLETT STREET MARLBOROUGH, MA**

**IPG PHOTONICS**

**TJX**



**FedEx amazon**



**NEFC Training Center**

**KEN'S A Family Owned Company**



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MARLBOROUGH, MA**



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Heavy Power | 1 Loading Dock | 1 Drive-In Door | Manufacturing/Production**

For More Information:

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