

INDUSTRIAL GARAGE FOR LEASE

69
EAST BELCHER RD
FOXBORO, MA



5,080-7,400 SQ. FT. AVAILABLE

PROPERTY DETAILS

| | |
|---------------------------|---|
| BUILDING SIZE | 7,400 SF 5,800 SF Warehouse & 1,600 SF Office |
| LOT SIZE | 1.95 Acres |
| SPACE AVAILABLE | 5,080-7,400 SF |
| PARKING | 18 Spaces |
| CEILING HEIGHT | 18' to the Bottom of the Joists |
| POWER | 250 amps at 208v |
| COLUMN SPACING | Clear Span |
| LOADING | 5 Drive-In Doors |
| WATER & SEPTIC | Town of Foxboro Private Septic |
| HEAT/HVAC | Natural Gas, Radiant Heat (Warehouse) Full HVAC (Office) |

KEY HIGHLIGHTS



IDEAL STANDALONE
SINGLE TENANT
BUILDING



AMPLE PARKING AND
FENCED IN STORAGE



CLOSE PROXIMITY TO
I-95 & I-495



FLEXIBLE
FLOOR PLAN



CLEAR
SPAN
WAREHOUSE



SPACIOUS
WAREHOUSE WITH
DRIVE-IN DOORS



LOCATION OVERVIEW

140

INTERSTATE 95

INTERSTATE 95

FOXBOROUGH PLAZA



DUNKIN'



Papa Gino's
PIZZERIA

MONEY DEW
DONUTS

amazonlocker

DOWNTOWN FOXBOROUGH

UNION STRAW



SUBWAY



STATION ONE
BY SROVEL TOWN BREWERY

BANK OF AMERICA



EBELCHER RD



2.7 MILES
TO I-95



2.3 MILES
TO ROUTE 140

140

2.5 MILES
TO ROUTE 106

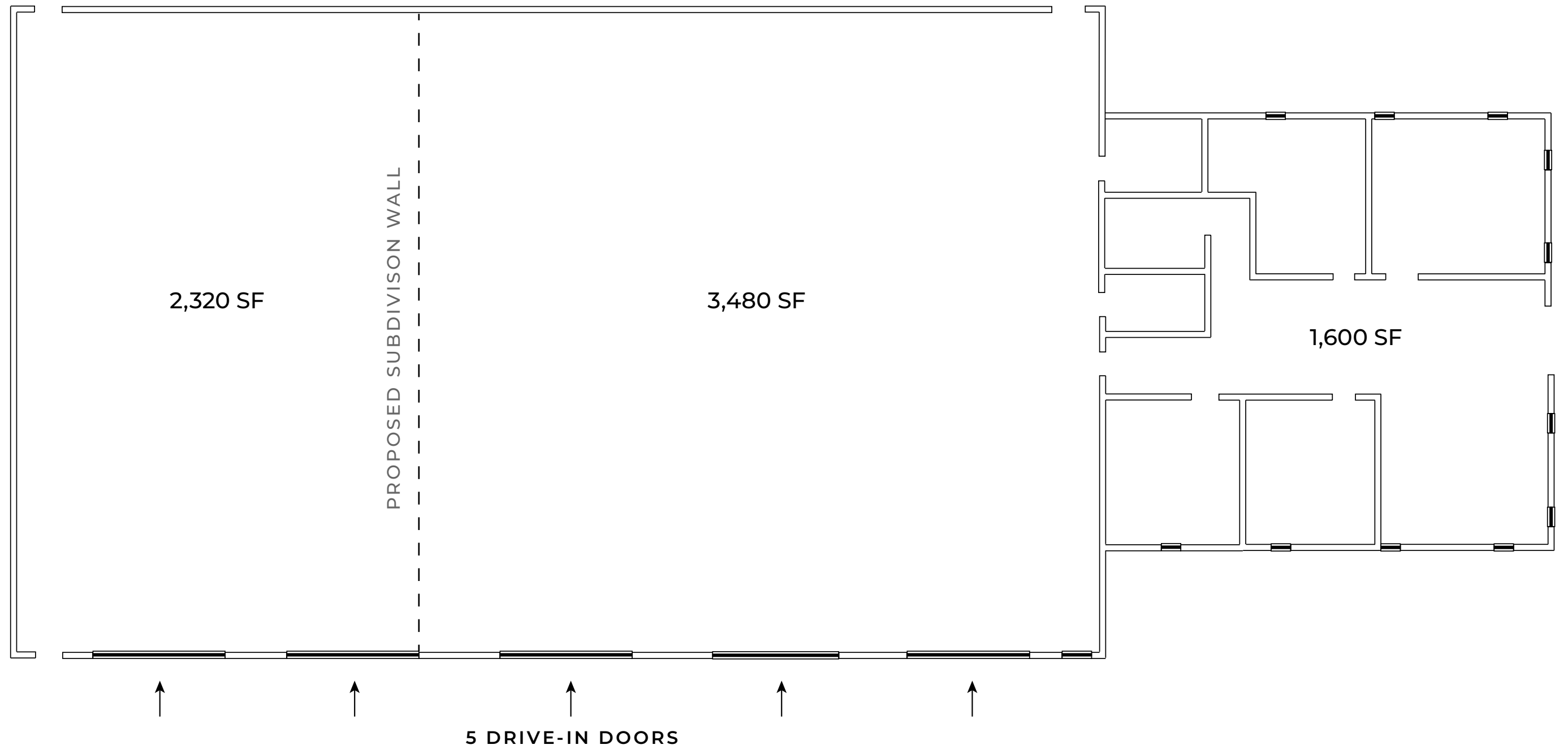
106

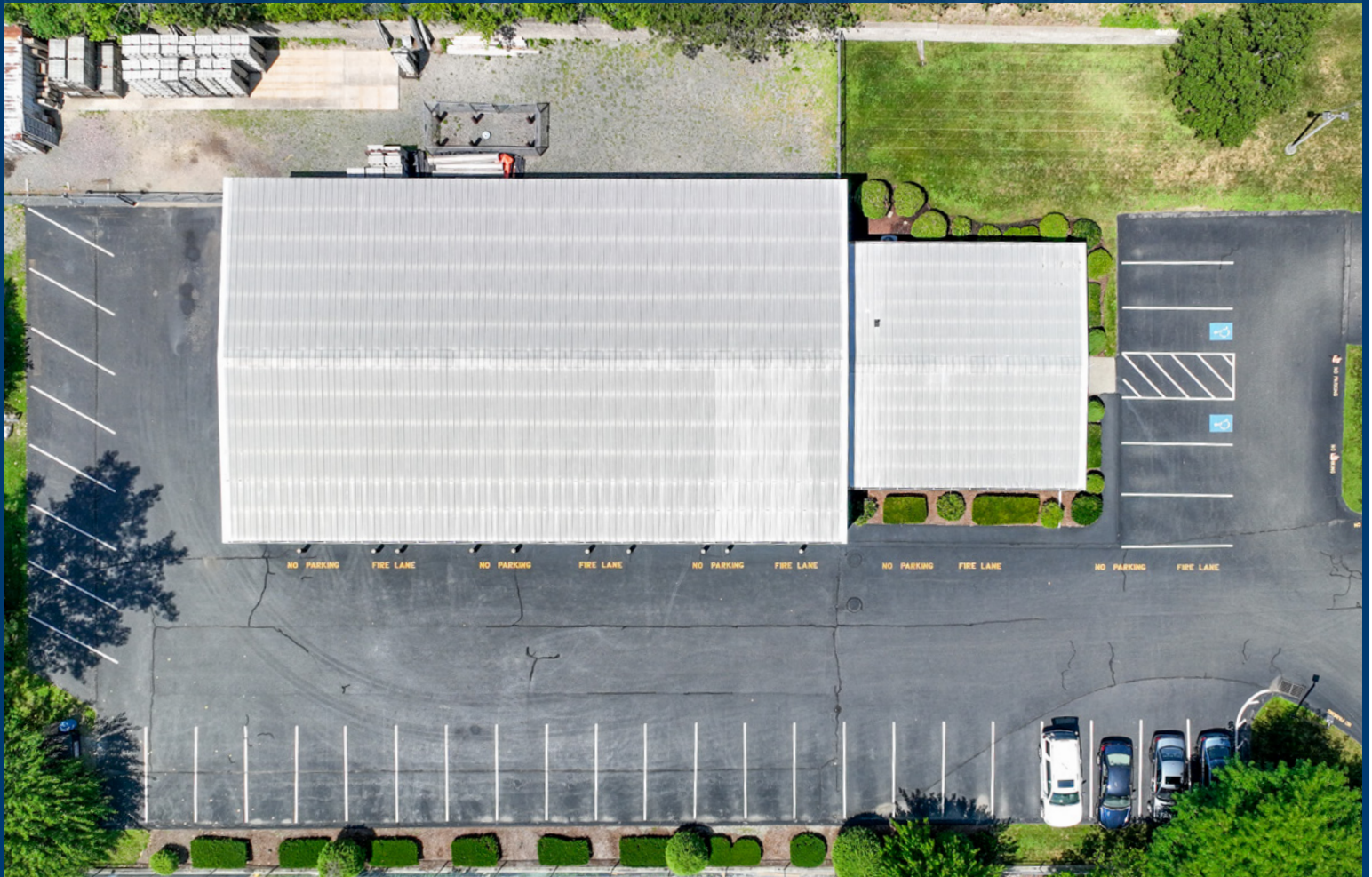
4 MILES
TO I-495



FLOOR PLAN

7,400 SF BUILDING
5,800 SF WAREHOUSE
1,600 SF OFFICE





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