

100 BEARFOOT RD  
NORTHBOROUGH, MA

FOR LEASE

6,600 SF AVAILABLE IMMEDIATELY



18' CLEAR HEIGHT | INDUSTRIAL/FLEX | 6,600 SF

**BUILDING SIZE:** 19,800 SF  
**AVAILABLE:** 6,600 SF WAREHOUSE + OFFICE  
17,505 SF EXPANSION POSSIBLE  
**LOT SIZE:** 4.37 ACRES  
**YEAR BUILT:** 1982  
**STORIES:** 1

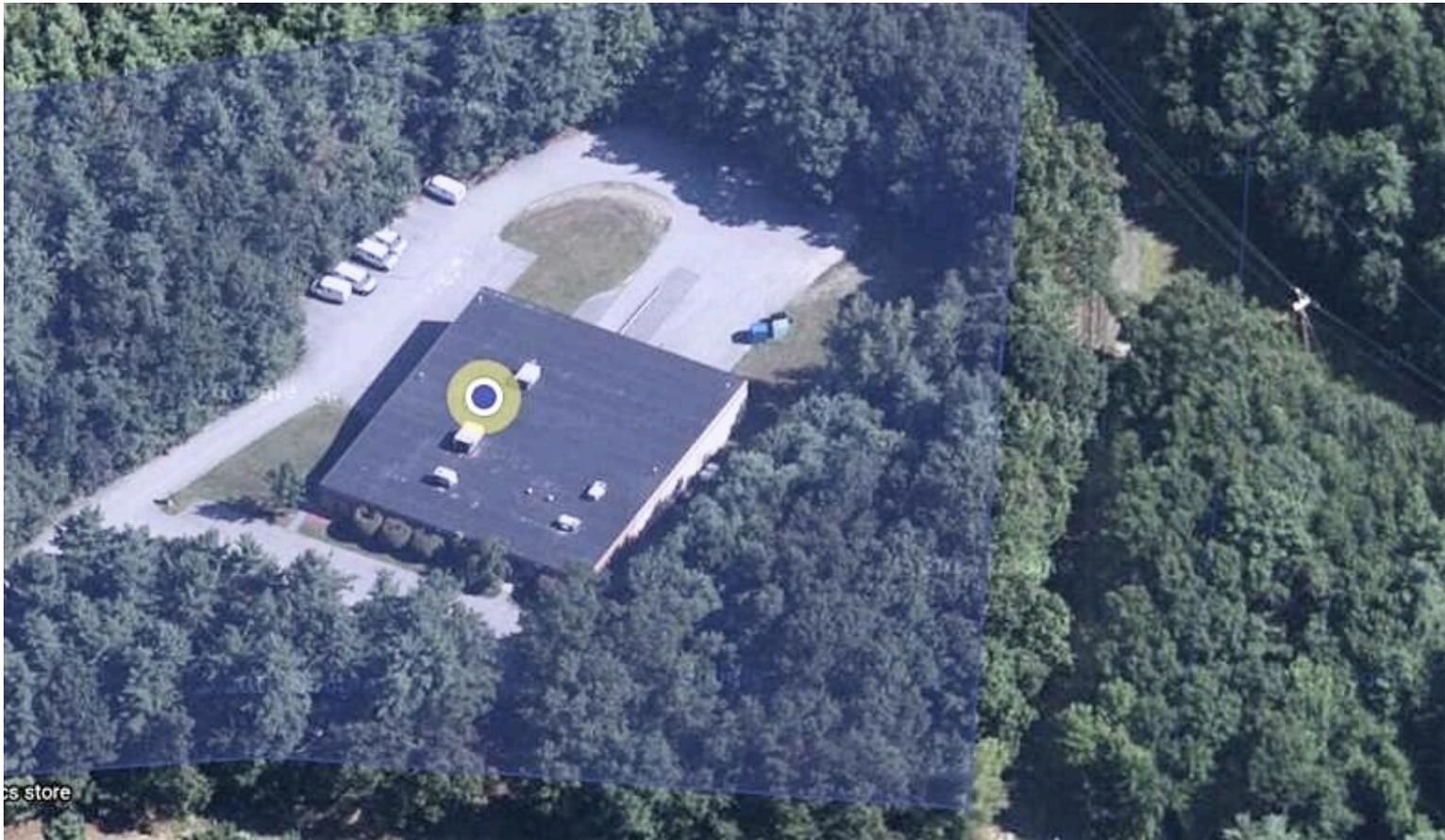
**ZONING:** INDUSTRIAL  
**LOADING:** TWO DEDICATED LOADING DOCKS  
**POWER:** 3 PHASE, 800 AMP UP TO 420V  
**WATER/SEPTIC:** TOWN WATER, PRIVATE SEPTIC  
**CLEAR HEIGHT:** 18' CLEAR  
**RENTAL RATE:** \$18.00/SF NNN  
**PARKING:** 54 SPACES (1.55/1,000 SF)

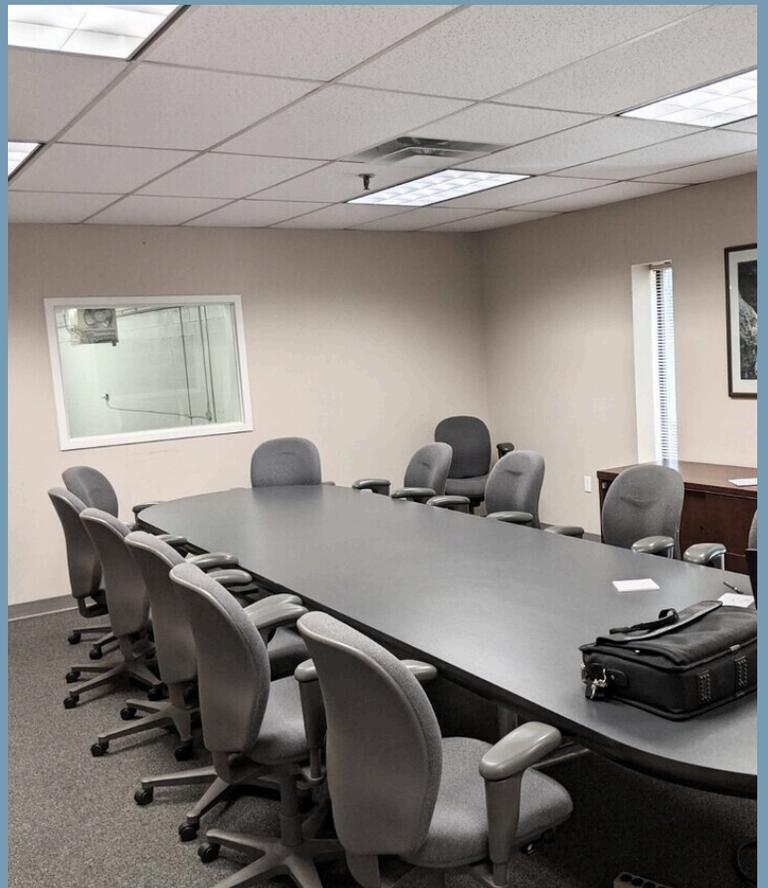
**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION CONTACT:

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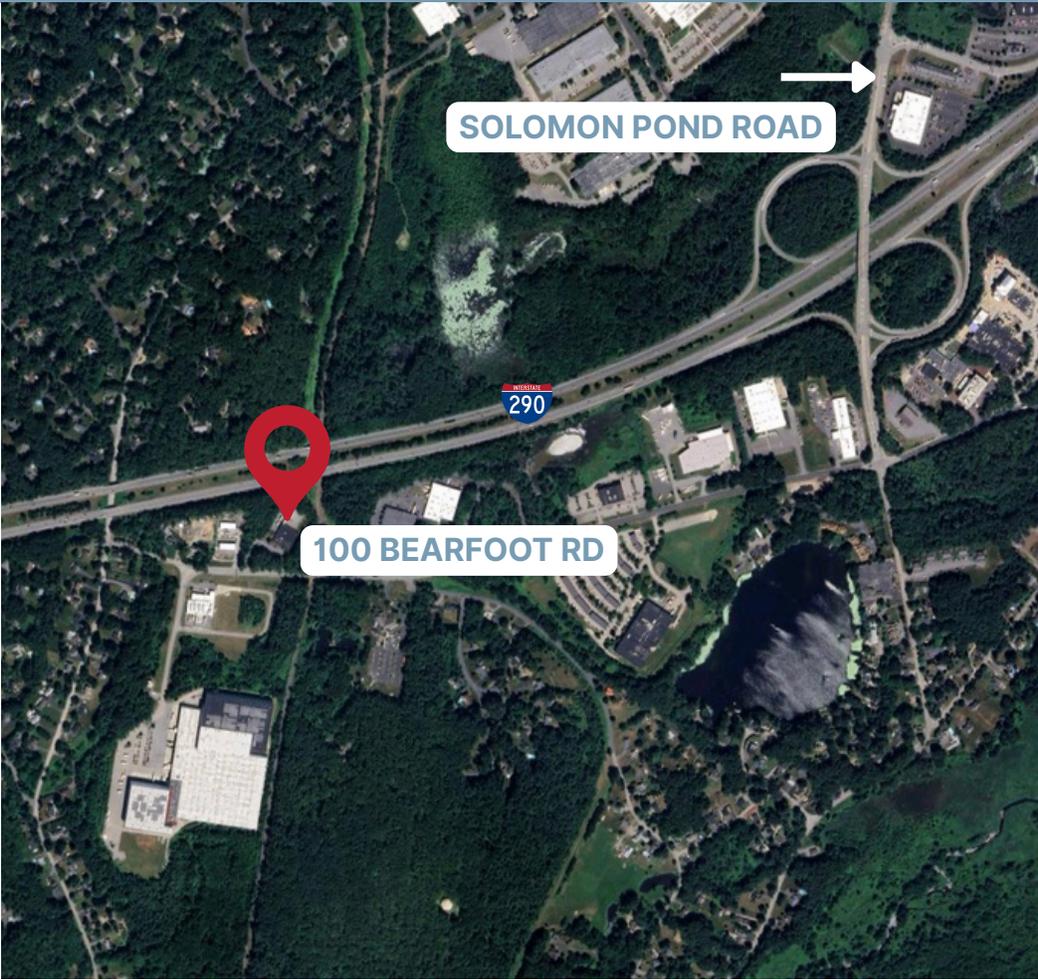


**LOCATION & ACCESS**

**100 Bearfoot Road** in Northborough is an existing 19,800 SF flex space building with 18' clear height.

Strategically located less than one mile from I-290, three miles from I-495, and ten miles from the Mass Pike (I-90), the site provides efficient regional access and strong logistical connectivity.

**Available immediately:  
6,600 SF warehouse + small office**



< 1 MILE TO 

3 MILES TO 

**HOTELS** Hilton Garden Inn (5 min), Embassy Suites (9 min), Best Western Royal Plaza (11 min)

**RESTAURANTS** Hillside Grille (5 min), Linguine's Italian Eatery (6 min), 110 Grill (8 min)

**SHOPPING** Solomon Pond Mall (4 min), Market Basket (11 min), Northborough Crossing (12 min)

**HOSPITALS** UMass Memorial Medical Center (3 min)



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