

# 100 BEARFOOT RD NORTHBOROUGH, MA

## FOR LEASE



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

**BUILDING SIZE:** 19,800 SF

**AVAILABLE:** 6,600 SF WAREHOUSE + OFFICE

**LOT SIZE:** 4.37 ACRES

**YEAR BUILT:** 1982

**STORIES:** 1

**PARKING:** 54 SPACES (1.55/1,000 SF)

**ZONING:** INDUSTRIAL

**LOADING:** ONE DEDICATED LOADING DOCK

**POWER:** 3 PHASE, 800 AMP UP TO 420V

**WATER/SEPTIC:** TOWN WATER, PRIVATE SEPTIC

**CLEAR HEIGHT:** 18' CLEAR

**RENTAL RATE:** \$18.00/SF NNN

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

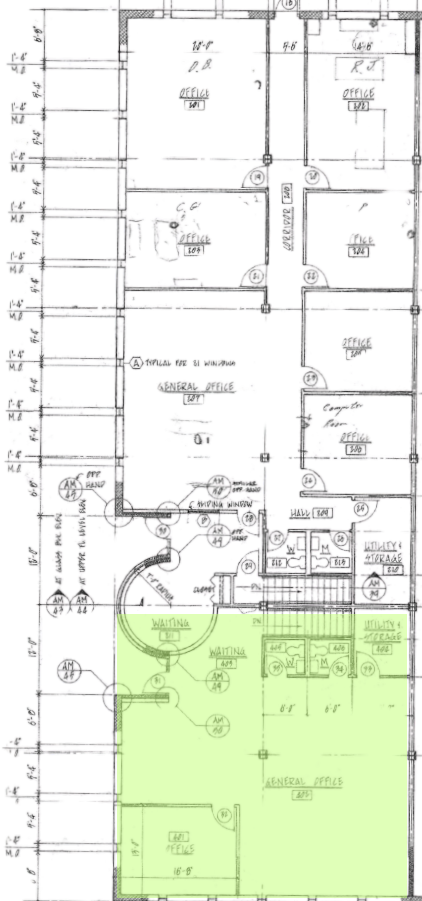
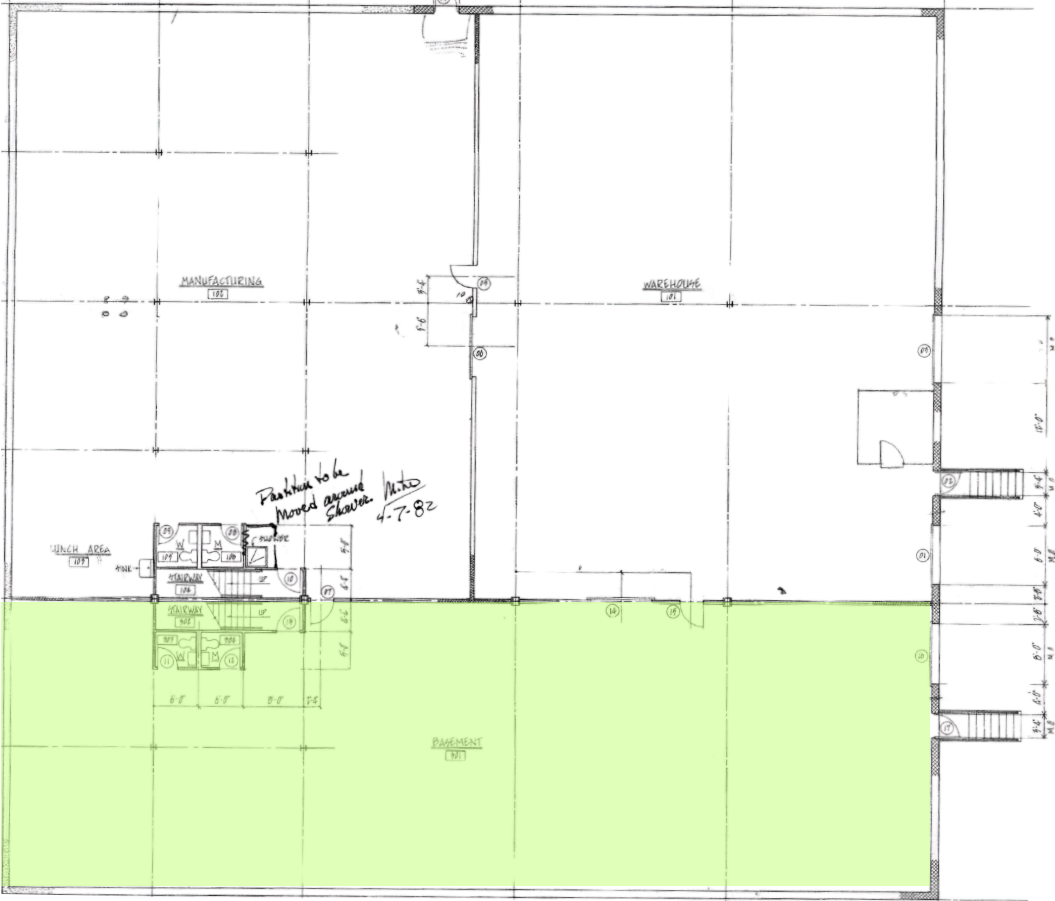
FOR MORE INFORMATION CONTACT:  
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RWHOLMES.COM



# FLOOR PLAN

6,600 SF WAREHOUSE — AVAILABLE IMMEDIATELY

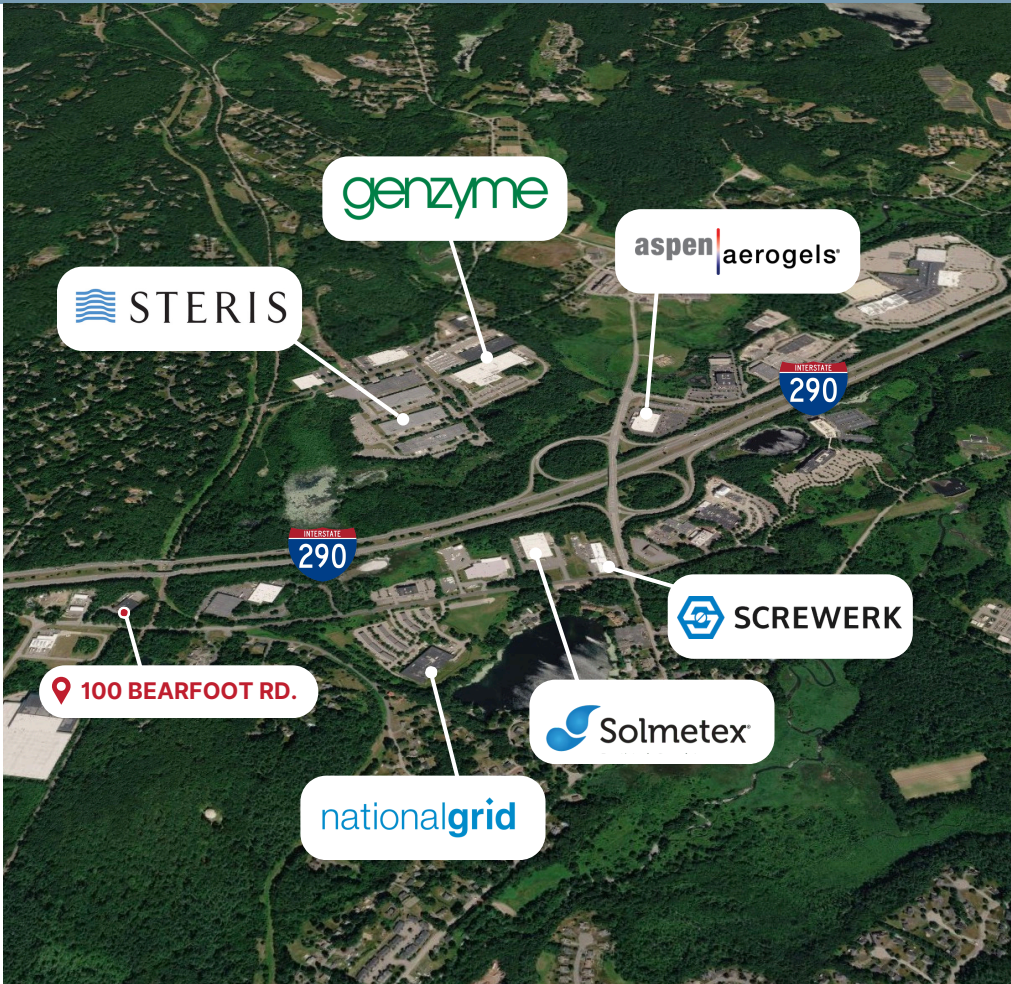


**LOCATION & ACCESS**

**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)