



METROWEST COMMERCIAL R.E.

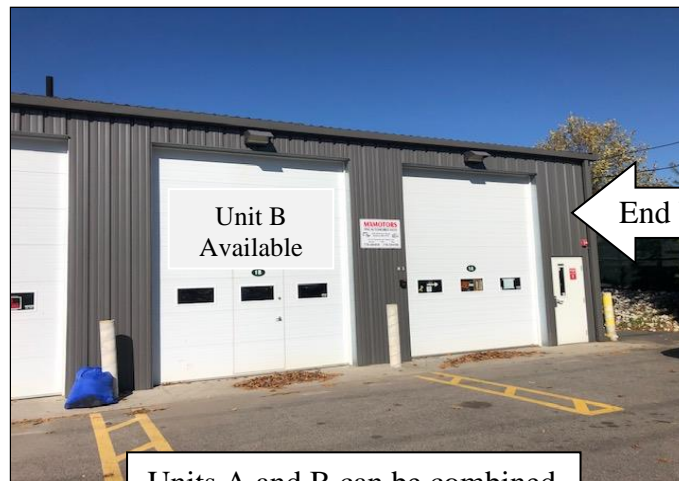
AVAILABILITIES - INDUSTRIAL BAYS NEW CONSTRUCTION BUILDING

1,250 SF BAYS ~ EXPANDABLE to 2,500 SF

83 – 96 NICKERSON ROAD, ASHLAND, MA

NOVEMBER 2020 AVAILABILITIES:

- UNIT 83 A
- UNIT 83 B
- UNIT 94 D



Units A and B can be combined

Comes with 5
car parking, more
may be possible

Rare find ! New modern and clean industrial bays for lease. The building is situated at the end of a dead-end road, directly off Route 126 (Pond St.), and just south of Downtown Framingham. Zoned manufacturing. **Unit A** is being offered as a sublet with a rent break from **January 1, 2021 – April 30, 2021. \$2,100/m** and \$2,300/m + utilities thereafter. Longer lease term available.

Available: 1,250 or 2,500 s.f.

- Shared bathrooms in Bldg. 83
- 10' x 12' Office with Heat/AC Unit
- Utility Sink
- Height: approx. 14' - 16' CLEAR
- 3-Phase power
- Hydraulic lift is owned by tenant and negotiable
- Mezzanine storage above office

83 A - ASKING - \$2,100/m January – April 2021 & \$2,300/m thereafter



For Unit 83 A only – Please call broker: MARLENE ARON ~ 508-740-0000 - cell

For all other inquiries – Please call listing broker – LAUDY SOIFER ~ 508-667-7271

www.metrowestcre.com

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MetroWest Commercial RE represents the SubLessor & Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize representation after the first showing. 11.10.2020

FEATURES:

NICKERSON ROAD UNITS ASHLAND, MA

Industrial/Commercial Drive-in Bays. Most bays are equipped with the following features:

- Gross dimensions per unit: 50 FT deep x 25 FT wide.
- 12 FT x 14 FT Fully insulated, automated overhead door with remote control with 'man-doors' beside it and at rear of each bay.
- 16 FT – 18 FT Clear height in bay
- 12 FT x 10 FT Office with built-in electric AC/Heat Unit accessed by a wide stairway.
- Deep utility wash sink outside of bathrooms.
- Separate water spigot in service bay area.
- Electrical outlet for 3-Phase welder installed.
- Energy Saving LED Lighting throughout.
- Surveillance cameras monitoring the premises.
- Light sensor activated outside lighting.
- All separately metered utilities.
- Gas overhead blower in the shop area.
- Gas and Electricity supplied by Eversource.
- Internet available from Comcast
- Water supplied by Town of Ashland
- 2 large ADA Compliant Bathrooms per unit or in common hallway.
- 5 Designated outside parking spaces per unit – add
- Conveniently located at the end of a dead end road directly off Route 126/Pond Street in Ashland, MA.
- Rent starting at \$2,300/m for other units, plus separately metered utilities.
- Unit B, next to Unit A is available 1/1/2021 at \$2,300/m + utilities and % of expenses and r.e. taxes over base year.
- Town water & town sewer.

83 – A is an End Unit with side windows for natural lighting.



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