

# 148 Marlboro Rd

148 Marlboro Rd, Southborough, MA 01772

**exp** REALTY Presented by  
Castles Unlimited eXp

**Price: \$989,000**



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One of the few remaining Commercial/Industrial-zoned parcels in Southborough, this approximately 9800 sq ft manufacturing building offers exceptional potential. Originally built in 1960, the property has been thoughtfully expanded over the years and operated as a successful machine/tool shop. Featuring a substantial footprint, the building includes multiple zones, industrial furnaces, a 400 AMP electrical service, a second-floor office space, and a recently updated rubber roof covering most of the structure. Whether you're looking to continue its current use or reimagine the space for a new venture, the possibilities are truly endless. Located on Route 85 with easy access to major highways—this is a rare opportunity limited only by your vision. Don't miss this chance to secure a well-located asset with significant upside—limited only by your strategy and vision. clean E 21 and title 5 in hand.

Lot of space high ceilings and vacant



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**Castles Unlimited eXp**

837 Beacon St  
Newton, MA 02459



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## Property Photos



Primary Photo

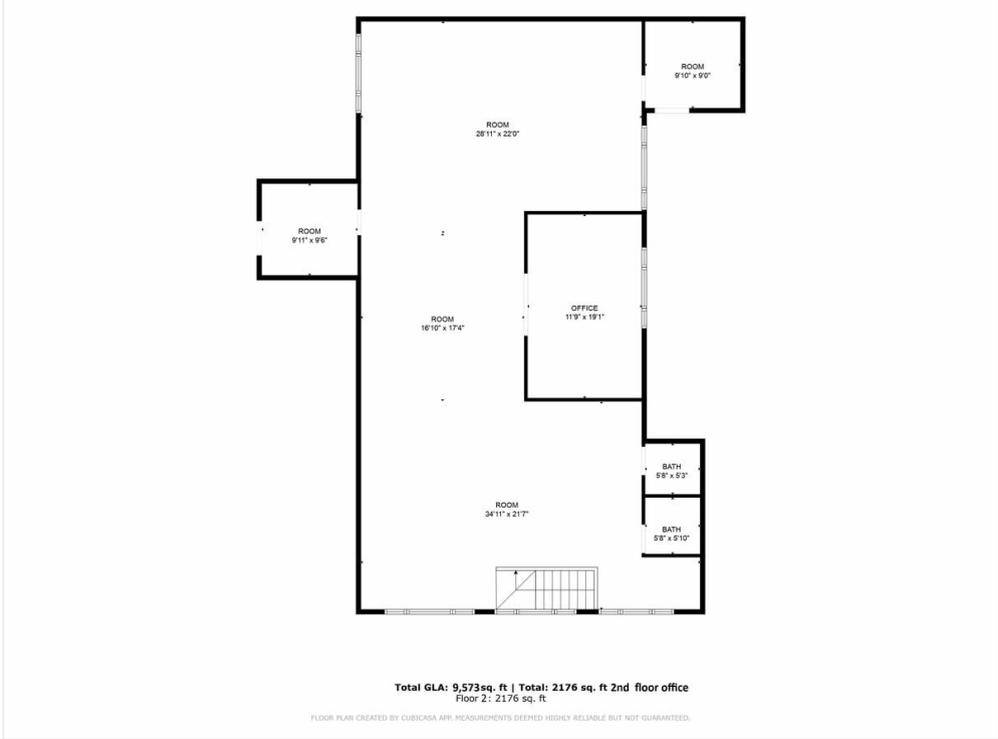


rear of building

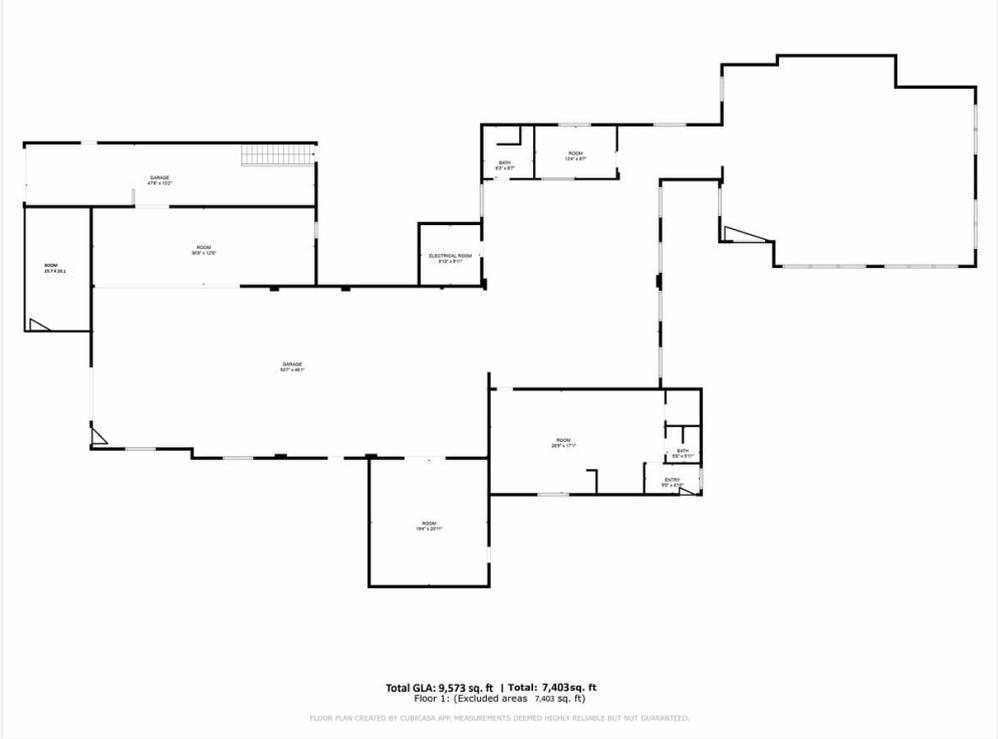
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## Property Photos



2nd floor plan

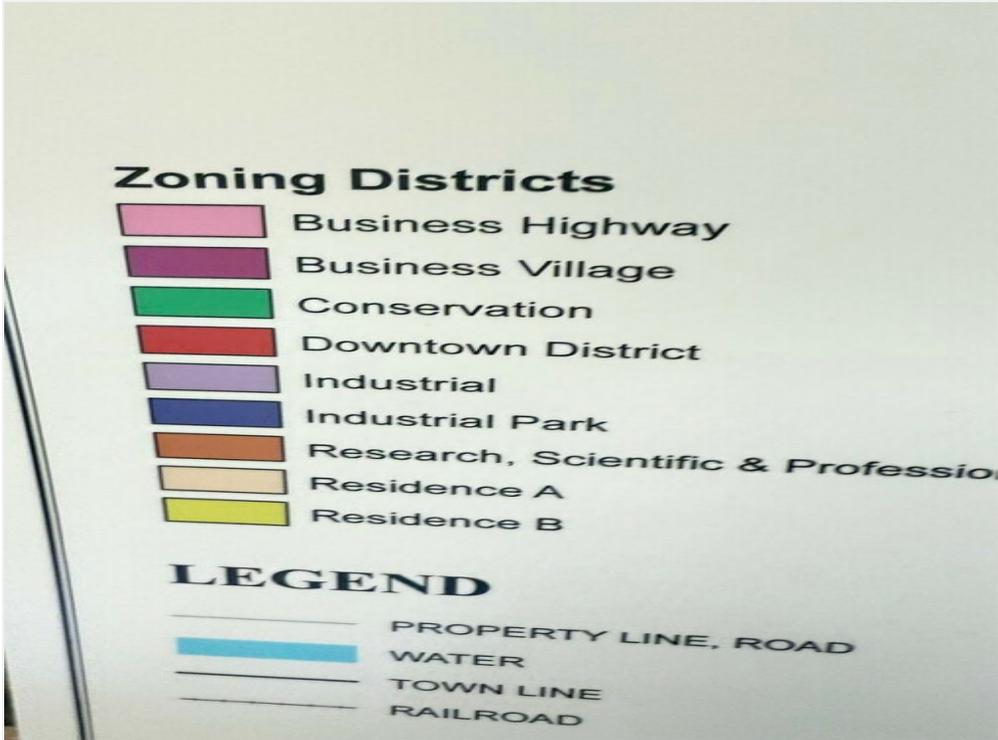


First floor plan

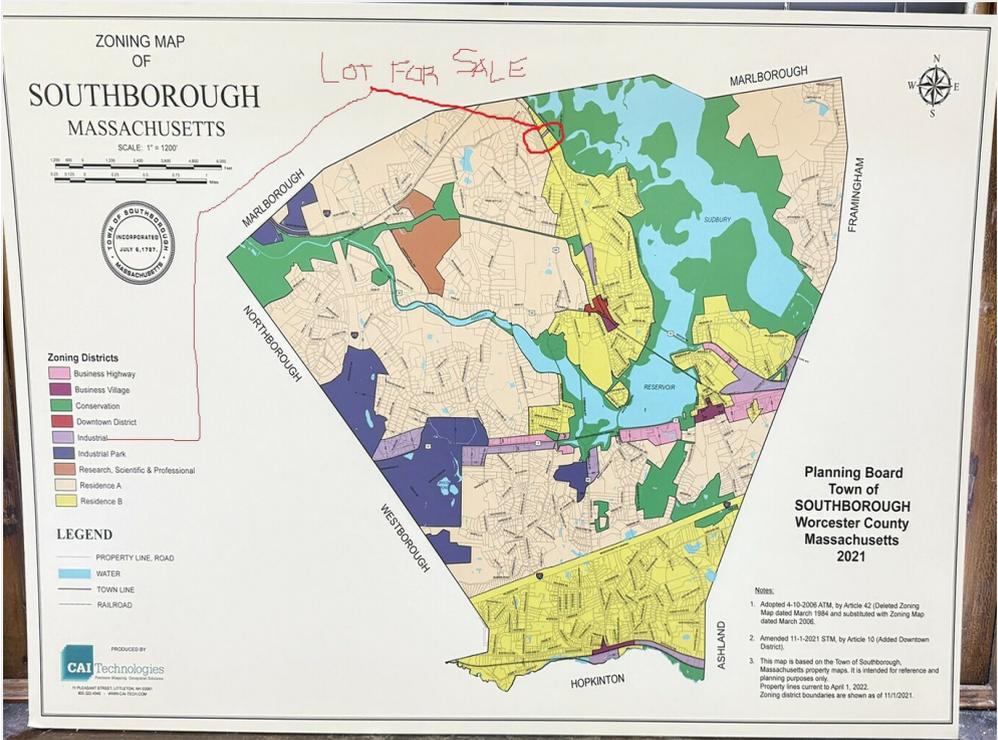
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## Property Photos



map 2

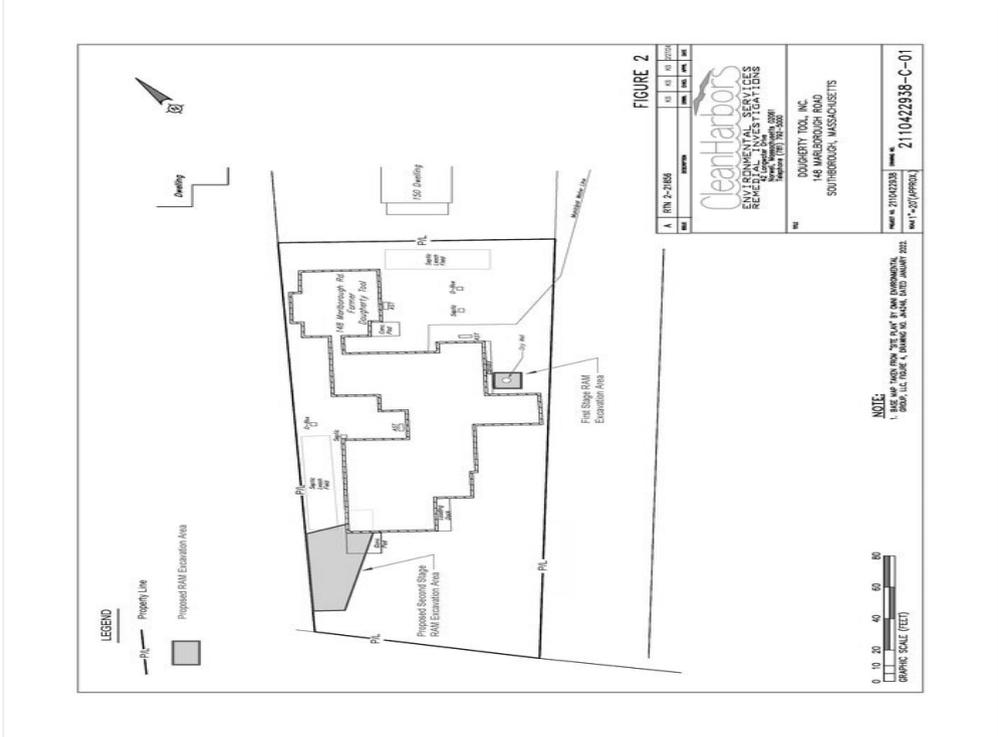


MAPS SIZE 12

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## Property Photos



Plotplan (3)



2nd floor office

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## Property Photos



2nd floor office



2nd fl office

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## Property Photos



first floor



first floor

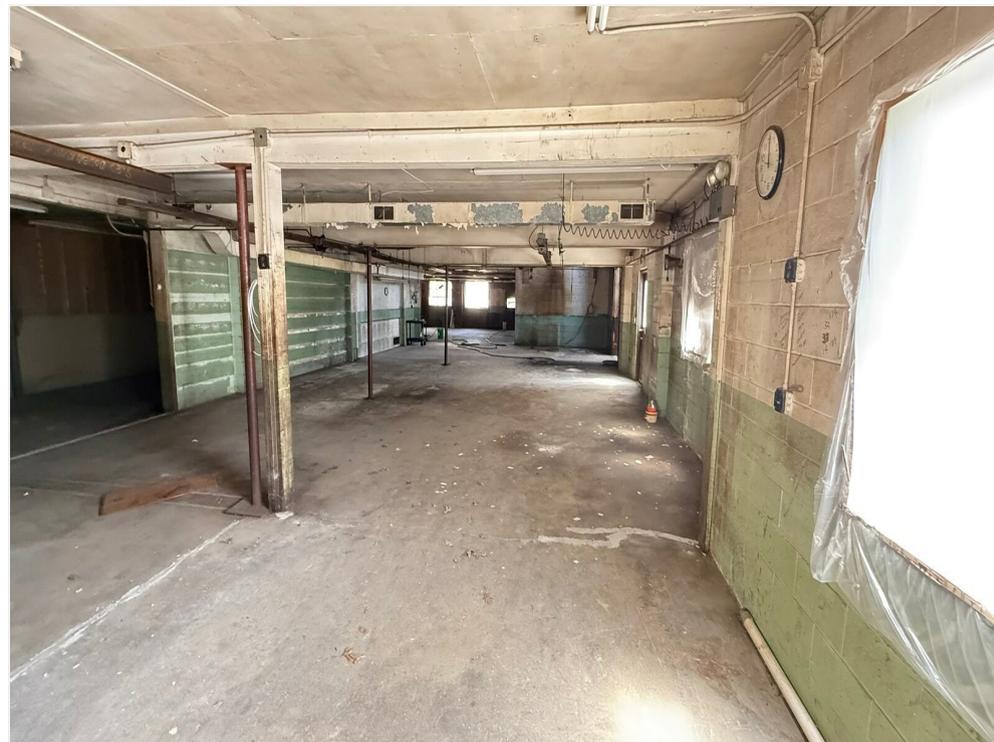
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## Property Photos



first floor



space inside

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## Property Photos



Driveway



Main road

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## Location

