

FOR SALE

**47 OCTOBER HILL ROAD
HOLLISTON, MA**

±30,000 SF Industrial Building
& 13 Storage Units (±1,560 SF)



FOR SALE | ±30,000 SF FREE STANDING INDUSTRIAL BUILDING | OWNER/USER OPPORTUNITY

GARRETT QUINN
Director- Brokerage
508.271.9229
garrett.quinn@svn.com

SVN | Parsons Commercial Group | Boston
www.svnpcgboston.com | 508.820.2700
5 Commonwealth Road, Suite 1A
Natick, MA 01760

 **SVN** | PARSONS COMMERCIAL
GROUP | BOSTON

47 OCTOBER HILL ROAD
HOLLISTON, MA

Executive Summary

SVN | Parsons Commercial Group, Inc. is pleased to present the opportunity to purchase a 30,000-square-foot freestanding industrial building located in the New Englander Industrial Park in Holliston, MA. This property offers an excellent owner/user opportunity featuring ample parking, three drive-in doors, three loading docks, and a clear height ranging from 23'-25' in the warehouse. The property consists of $\pm 12,000$ of office space and $\pm 18,000$ of warehouse space. In addition, the property includes 13 onsite storage units (10' x 12' units; $\pm 1,560$ SF) that can be used for storage or can be leased out individually.

Situated just off Route 126 in Holliston, MA, the New Englander Industrial Park provides easy access to major highways, including I-495, Route 9, and the Massachusetts Turnpike. The park is conveniently located near several amenities such as banks, restaurants, daycare facilities, and retail centers, with a short commute to downtown Framingham, Holliston, Sherborn, and Ashland.

Buyer will have majority control over of the condo association with no foreseen major capital improvements in the near future. This is an ideal opportunity for businesses seeking a versatile and strategically located industrial space in a growing area.

For pricing or additional information, please reach out to the listing agent, Garrett Quinn at garrett.quinn@svn.com or 508.271.9229.



47 OCTOBER HILL ROAD HOLLISTON, MA

Property Overview

Specifications

Building Size	Total: ±30,000 SF Office: ±12,000 SF Warehouse: ±18,000 SF
Type	Industrial
Dimensions	150' W X 200' L
Zoning	I - Industrial
Sewer/Water	Private (Septic System), Public Water
Drive-Ins	Three (3)
Loading Docks	Three (3)
Parking	±52 Spaces
Clear Height	23' -25'
Year Built	New Construction - 2008
Electrical Service	3 Phase; 600 amps; 120/208V

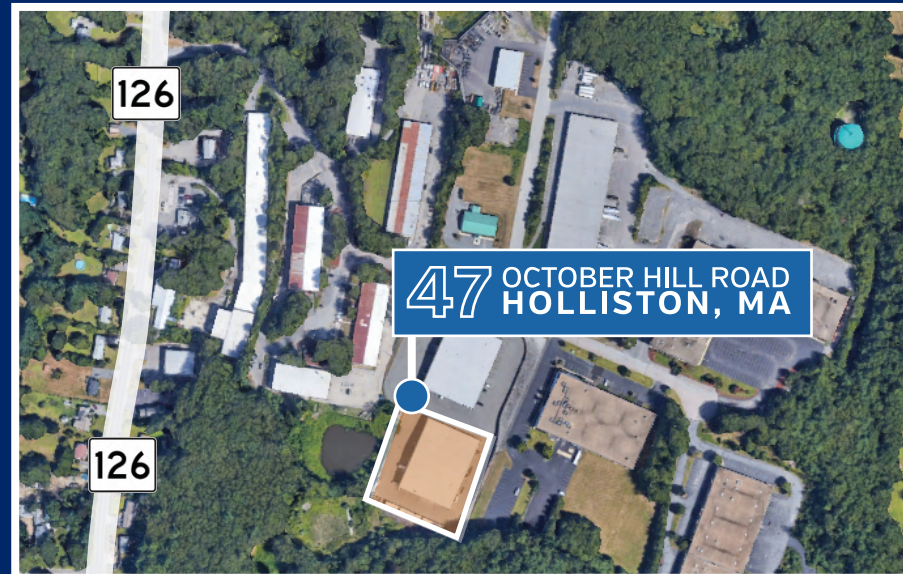
- Prime owner/user opportunity
- Superior commuting location with access to many routes including 126, 16, 495 and the Mass Pike (I-90).
- New Englander Industrial Park sits on approx. 75 park acres. The park supports 14 buildings containing over 500,000 SF of space.





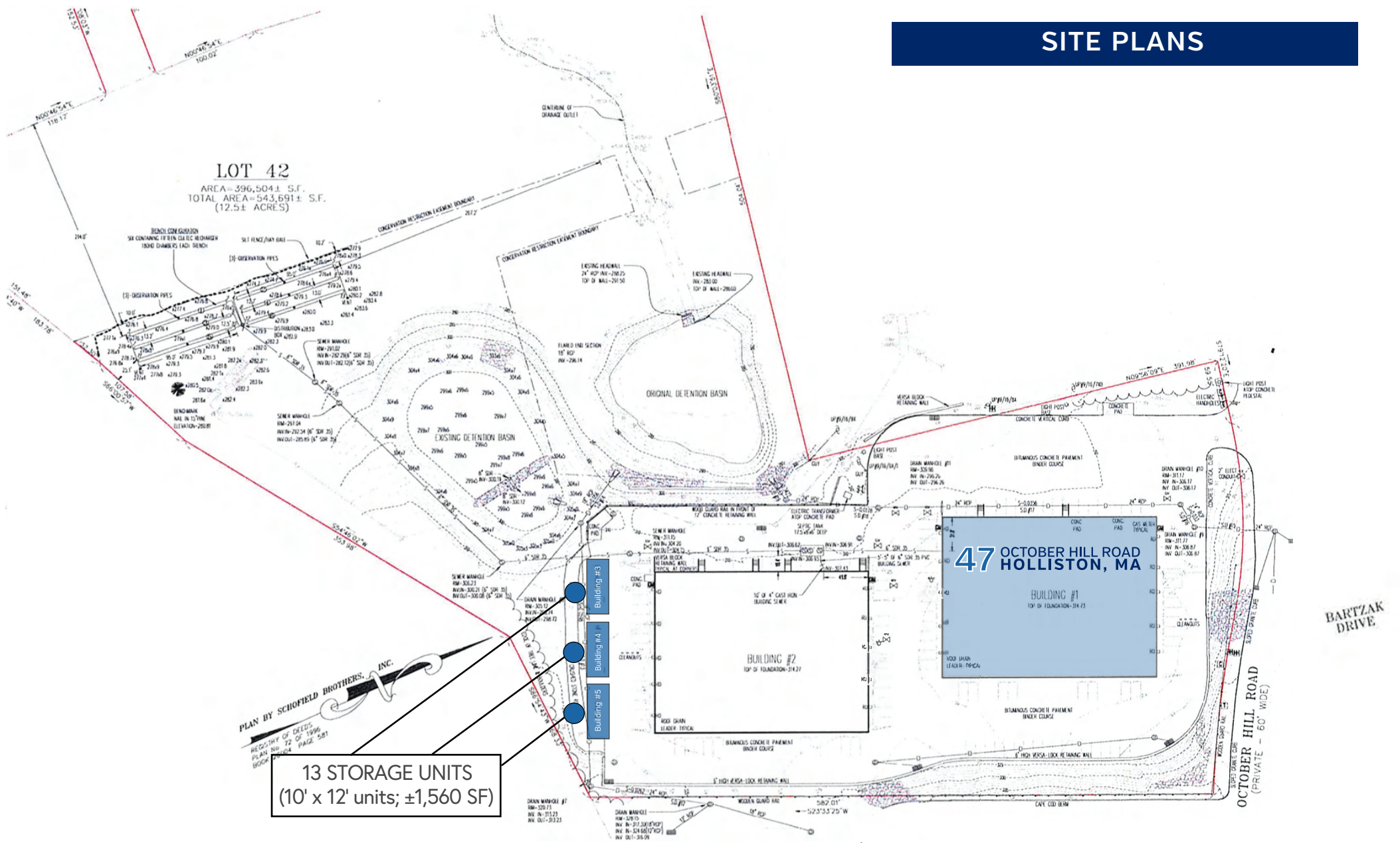
Location Overview

- **Established Industrial Park** - New Englander Industrial Park is a well-established 75-acre park on Route 126, with 14 buildings and over 500,000 SF of space, allowing for expansion.
- **Centrally Located off Route 126** - Access to major routes within a 7-mile radius, including 495, Mass Pike, and Route 9.
- **Join All Sizes of Growing Companies** - New Englander Industrial Park is home to biotech, manufacturers, logistics, and tech firms. Imagine your business here!



47 OCTOBER HILL ROAD HOLLISTON, MA

SITE PLANS





47 OCTOBER HILL ROAD HOLLISTON, MA

FOR MORE INFORMATION, CONTACT:

GARRETT QUINN
Director- Brokerage
508.271.9229
garrett.quinn@svn.com

SVN | Parsons Commercial Group | Boston
www.svnpcgboston.com | 508.820.2700
5 Commonwealth Road, Suite 1A
Natick, MA 01760

Disclaimer: This information has been obtained from sources believed reliable and every effort has been made to furnish the most accurate and up to date information available. However all statements and conditions herein are subject to errors, omissions or removal from the market without notice. We have not verified it and make no guarantee, warranty or representations. Any photos, or plans are for illustrative purposes only and may not be to scale. Conditions may have changed since production. Any projections, opinions, assumptions or estimates are for example only and do not represent the current or future performance of the property. Potential buyers should perform their own due diligence to verify its accuracy. The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Parsons Commercial Group, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Neither the SVN Advisors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN® Advisors and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or the SVN® Advisors nor any of their officers, employees, representatives, independent contractors or allies, or the accuracy or completeness theorem. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN® Advisors from any liability with respect thereto. To the extent Owner or any agent or Owner corresponds with any prospective purchaser, any prospective purchasers should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. This Offering Memorandum contains illustrations and graphics that are the exclusive property of SVN | Parsons Commercial Group | Boston. Any unauthorized reproduction, distribution, or use of these illustrations and graphics is strictly prohibited.