

WHITE BOX COMPLETED
SUMMER 2025

±192,018 SF

FLEX/R&D/MANUFACTURING



PREMIER ACCESS
& LOCATION

9



(4) 2,500 KVA TRANSFORMERS
(4) 4,000 AMP PRIMARY SWITCHBOARDS

WITH ABILITY TO EXPAND

32

COSLIN
DRIVE

SOUTHBOROUGH, MA

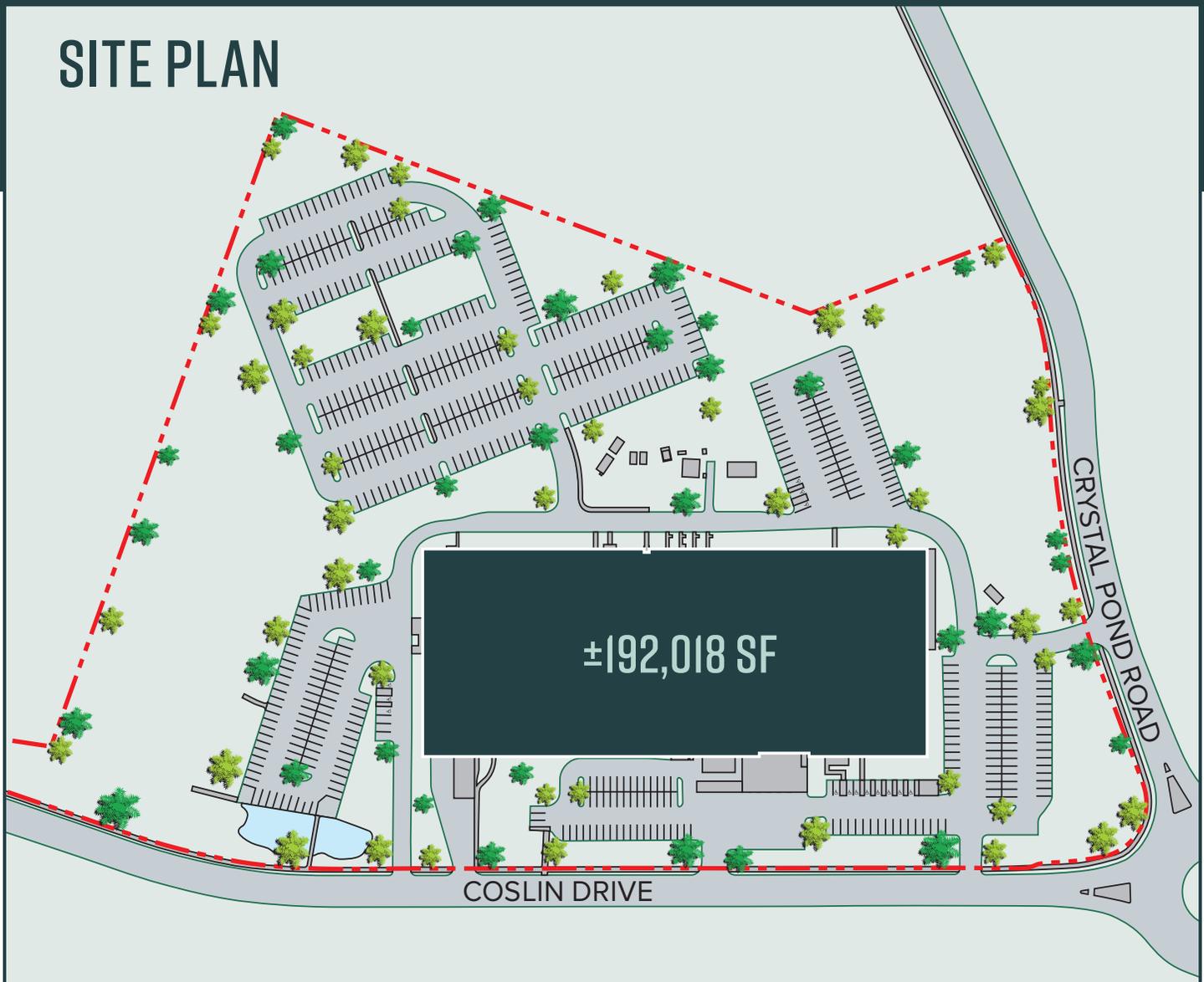
CBRE



PROPERTY DESCRIPTION

On behalf of ownership, CBRE is pleased to bring your attention to a full building opportunity at 32 Coslin Drive in Southborough, Massachusetts. Located less than 30 miles from downtown Boston and less than 15 miles from Worcester, the building is strategically positioned directly off Route 9 at the Interstate 495 interchange and within minutes of Interstate 90. The facility offers unmatched connectivity to all of greater Boston's major highway systems and population centers.

The building features heavy existing electrical infrastructure, 22' clear height, and 40' x 40' column spacing. With flexible subdivision plans, the building has the ability to cater to tenants looking for rare industrial, manufacturing, and R&D space within a prime location.



UNPARALLELED ACCESS & LOCATION



32 | **COSLIN DRIVE**
SOUTHBOROUGH, MA

TRAVEL DISTANCES

9

0.2 MILES

495

0.57 MILES

90

1.08 MILES



WORCESTER

12.75 MILES

95

15.75 MILES



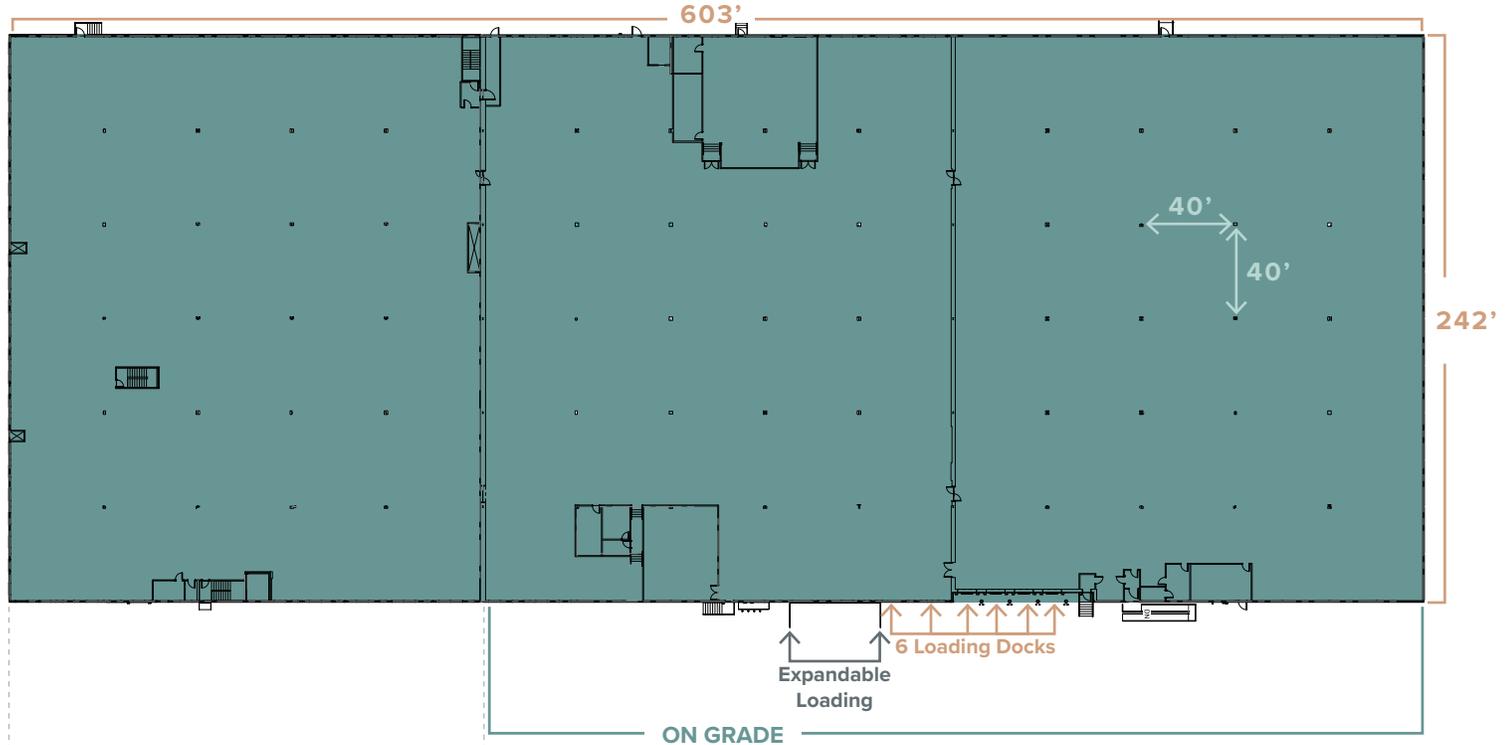
BOSTON

25.5 MILES

FLOOR PLANS

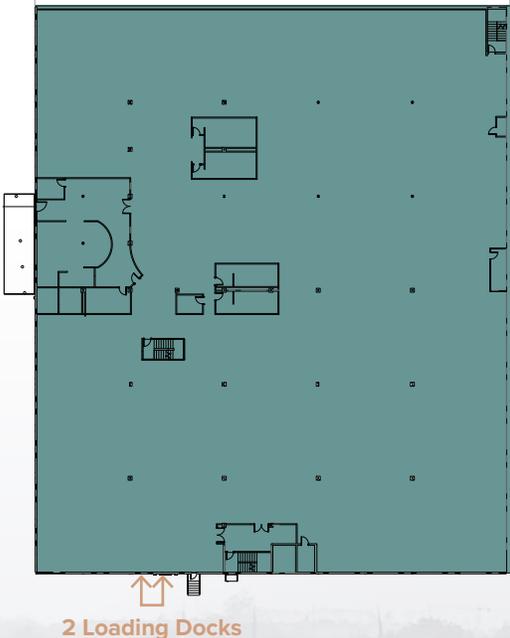
MAIN LEVEL

±144,152 SF



LOWER LEVEL

±47,866 SF



22'
Clear Height



Heavy Floor
Loading



(4) 2,500 kVA
TRANSFORMERS

(4) 4,000 Amp
PRIMARY SWITCHBOARDS

(WITH ABILITY TO EXPAND)



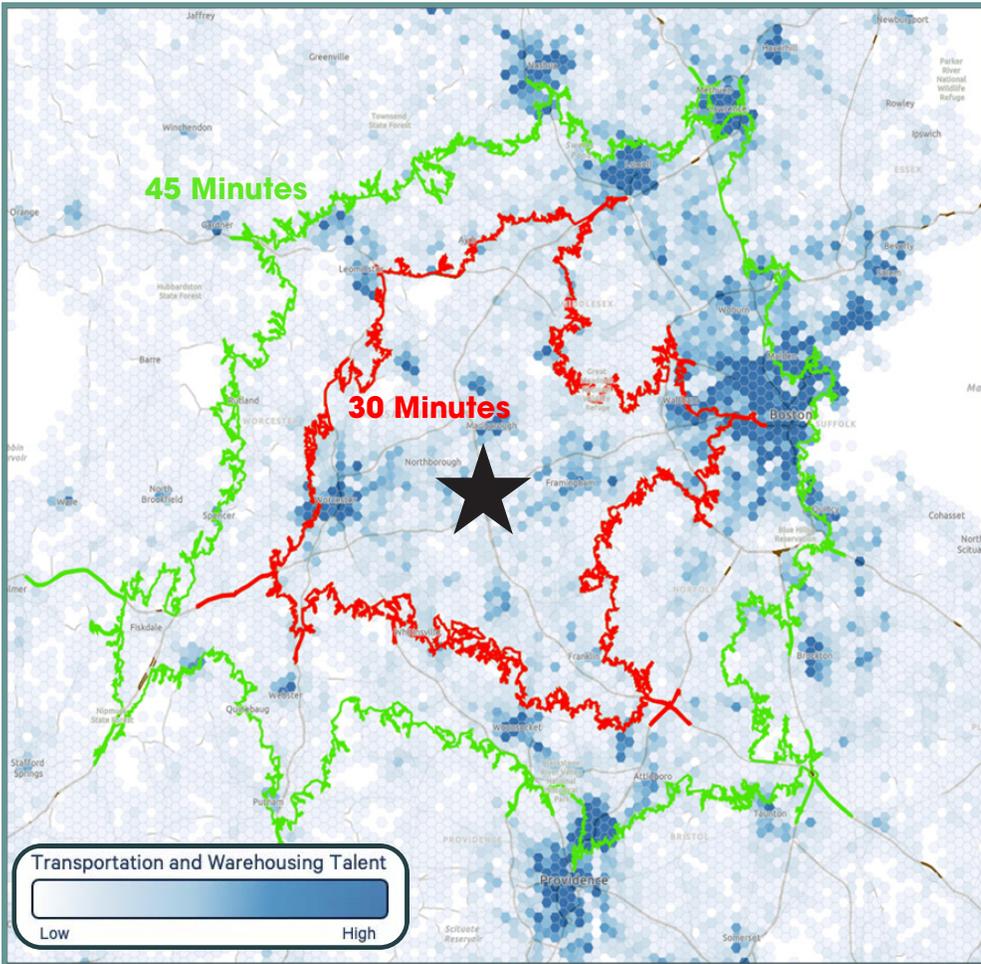
BUILDING SPECIFICATIONS

Total Building Availability	±192,018 SF Lower Level: ±47,866 SF Main Level: ±144,152 SF (±100,000 SF of slab on grade on Main Level)
Acreage	±19.76 Acres
Power	(4) existing 2,500 kVA pad-mounted transformers; (4) 4,000 Amp primary switchboards (with ability to expand)
Generator	1,000kW, 277/480V, 3ph
Building Dimensions	603' x 242'
Column Spacing	40' x 40'

Loading Docks	Eight (8) tailboard loading docks (with ability to expand)
Clear Height	Lower Level: 11' Main Level: 22'
Parking	±3.24/1,000 SF (623 car parking spaces)
Sprinklers	Wet
Live Load	Slab on Grade: 300 PSF Two-Story: 200-300 PSF
Utilities	
Electric	National Grid
Gas	Eversource
Water	Town of Southborough
Sewer	Town of Westborough
Zoning	Industrial Park (IP)

ACCESS TO LABOR

ADVANCED MANUFACTURING



32 Coslin Drive in Southborough, MA is well located to support advanced manufacturing operations. The area directly surrounding the site consists of an educated adult population with relevant technical expertise and manufacturing industry experience.

KEY STATS

30 MINUTES

1.17M

population within 30 minutes

64%

of adult population has earned an Associate's Degree or higher

69K

population employed in technical occupations*

65K

population employed in the manufacturing industry**

45 MINUTES

4.01M

population within 45 minutes

59%

of adult population has earned an Associate's Degree or higher

221K

population employed in technical occupations*

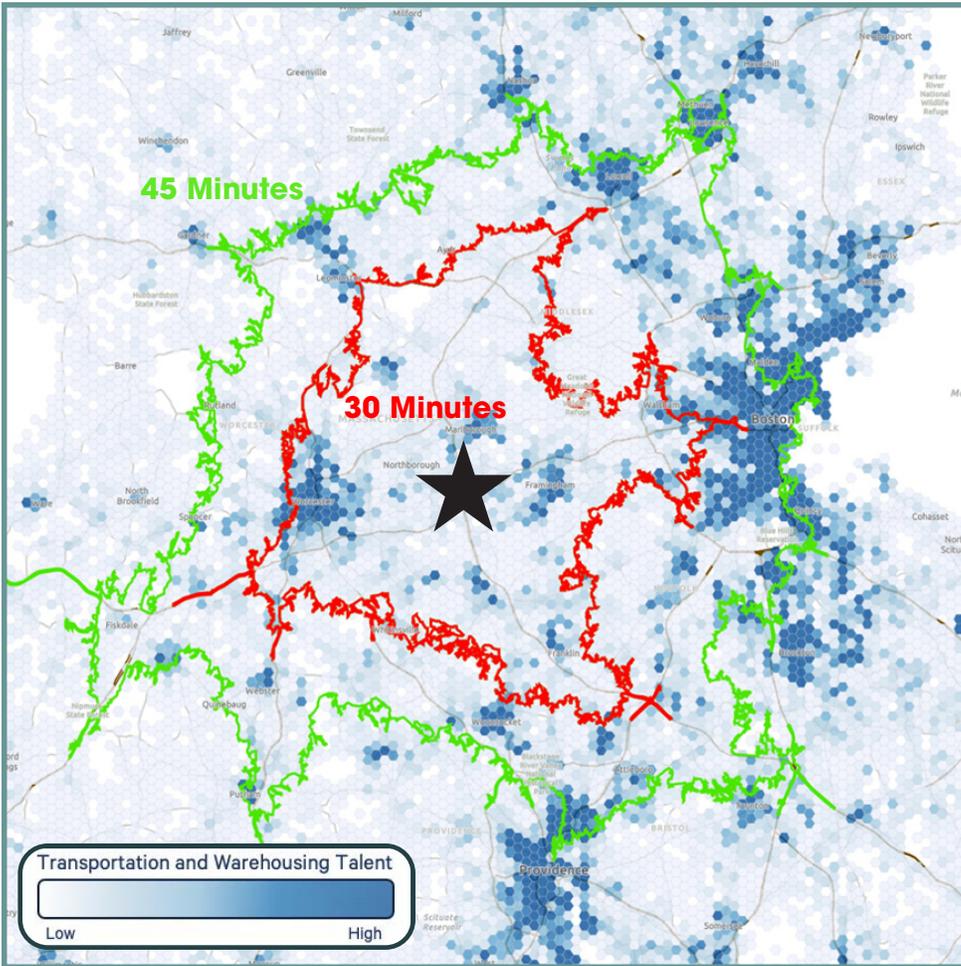
216K

population employed in the manufacturing industry**

* Technical occupations include Computer, Math, Engineering, etc.

** Manufacturing industry includes NAICS Codes 31-33, which includes advanced manufacturing industries.

DISTRIBUTION



32 Coslin Drive in Southborough, MA is well positioned to attract and grow talent in distribution related operations. The area directly surrounding the site consists of an adult population with education levels well aligned with distribution related occupations.

The strategic location is within a 45-minute drive of two major metropolitan areas in Worcester and Boston, which are both densely populated and concentrated with target talent.

KEY STATS

30 MINUTES

1.17M

population within 30 minutes

37%

of adult population has earned a High School Diploma/GED, some College or an Associate's Degree

25K

population employed in transportation and material moving occupations*

45 MINUTES

4.01M

population within 45 minutes

40%

of adult population has earned a High School Diploma/GED, some College or an Associate's Degree

100K

population employed in transportation and material moving occupations*

* Transportation and material moving occupations includes NAICS Code 53, which includes distribution related occupations.



32 COSLIN DRIVE

SOUTHBOROUGH, MA

BOSE
Better sound through research.

CRISPR THERAPEUTICS

Replimune

KEN'S
A Family Owned Company

cytiva

9

Dell Technologies

EXIT 59

OLYMPUS

WESTBOROUGH OFFICE PARK

STATE STREET

COURTYARD
BY MARRIOTT

DOUBLETREE
by Hilton

9

PARK PLACE TECHNOLOGIES

Amica NORESKO

verizon

eClinicalWorks

WESTBOROUGH TECHNOLOGY PARK

Next Generation Children's Centers

EVERSOURCE
ENERGY

labcorp

astellas

amazon.com

The Coca-Cola Company

MAINES
PAPER & FOOD SERVICE, INC.

COGHLIN COMPANIES

SALA

COLUMBIA TECH
Time to Market at WARP SPEED

amazon.com

hp

MARVELL

KPM

NEARBY AMENITIES

COURTYARD
BY MARRIOTT

Next Generation Children's Centers

extended STAY AMERICA

DOUBLETREE
by Hilton

WESTBOROUGH SHOPPING CENTER

Staples **STOP&SHOP** **SUPER CUTS**

ROUTE 9 AMENITIES

tatnuck bookseller gift gallery & cafe **SIMPLE ENOUGH NATURAL FOODS** **Chick-fil-e** **STARBUCKS** **Bertucci's** **COLD STONE**

CONTACT US FOR MORE INFORMATION

ROB BYRNE
Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

BRIAN MCKENZIE
Executive Vice President
+1 617 448 0034
brian.mckenzie@cbre.com

DANIELLE FRISCH
Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

CHRIS MULLEN
Senior Vice President
+1 781 801 4432
chris.mullen2@cbre.com

KENDALL LYNCH
Vice President
+1 781 812 6435
kendall.lynych@cbre.com

JULIANA FIORE
Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

