

300

FOXBOROUGH BOULEVARD

300 Foxborough Blvd, Foxborough, MA

NEWMARK

SEYON

Move-in Ready
Like-New Infrastructure in Place
Fully Air-Conditioned Space

45,000 SF

R&D/FLEX/OFFICE SPACE FOR LEASE

Will Demise to 15-20,000 SF

BGO

SITE DETAILS

45,000 SF OF FULLY AIR-CONDITIONED FLEX SPACE

THE OFFERING

Newmark's New England Industrial team is pleased to bring to your attention the availability of 45,000 SF of fully air-conditioned Flex space at 300 Foxborough Boulevard in Foxborough. Conveniently located with direct access to I-95, this property offers superior access to major transportation arteries and extensive amenities throughout Greater Boston.

BUILDING SPECIFICATIONS

Building area:
45,000 SF
(Ability to Demise to 15-20,000 SF)

Land Area:
7.49 AC

Ceiling Height:
15'

Loading:
2 Docks, 1 Drive-In (Expandable)

Bay Spacing:
30' x 40'

Roof:
EPDM (New Roof in 2022)

Parking:
259 spaces (5.75/1000 SF)

Power:
800 amps, 120/240 volt, 3 phase
(Ability to Increase Power)

Lighting:
LED

HVAC:
100% AC & Heat (Roof Top Units)

Utilities:
Foxborough

Zoning:
LI (Includes Low Hazard
Manufacturing by Right)

Specialty Uses:
Existing ESD Flooring & Mock OR

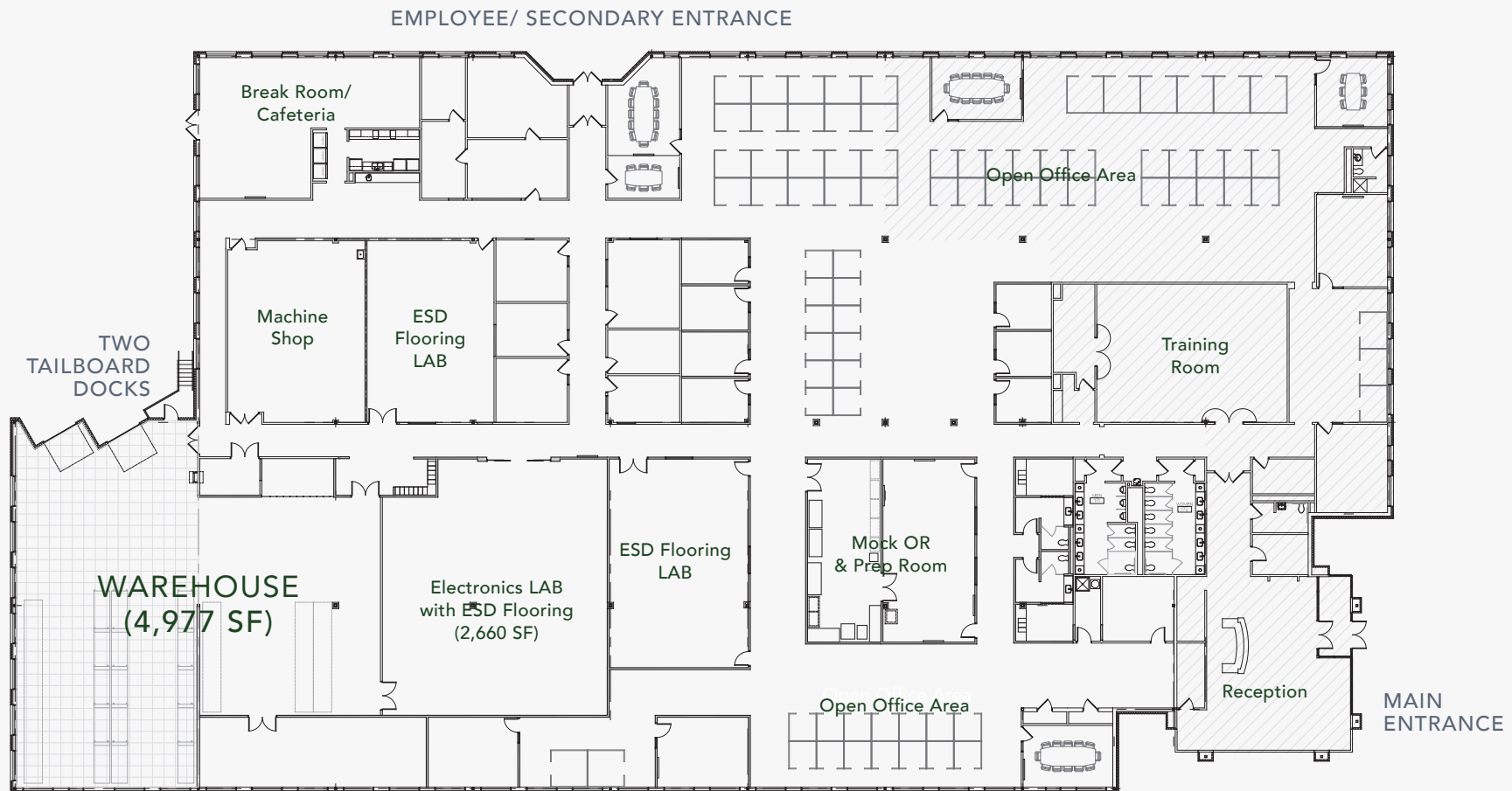


FLOOR PLAN

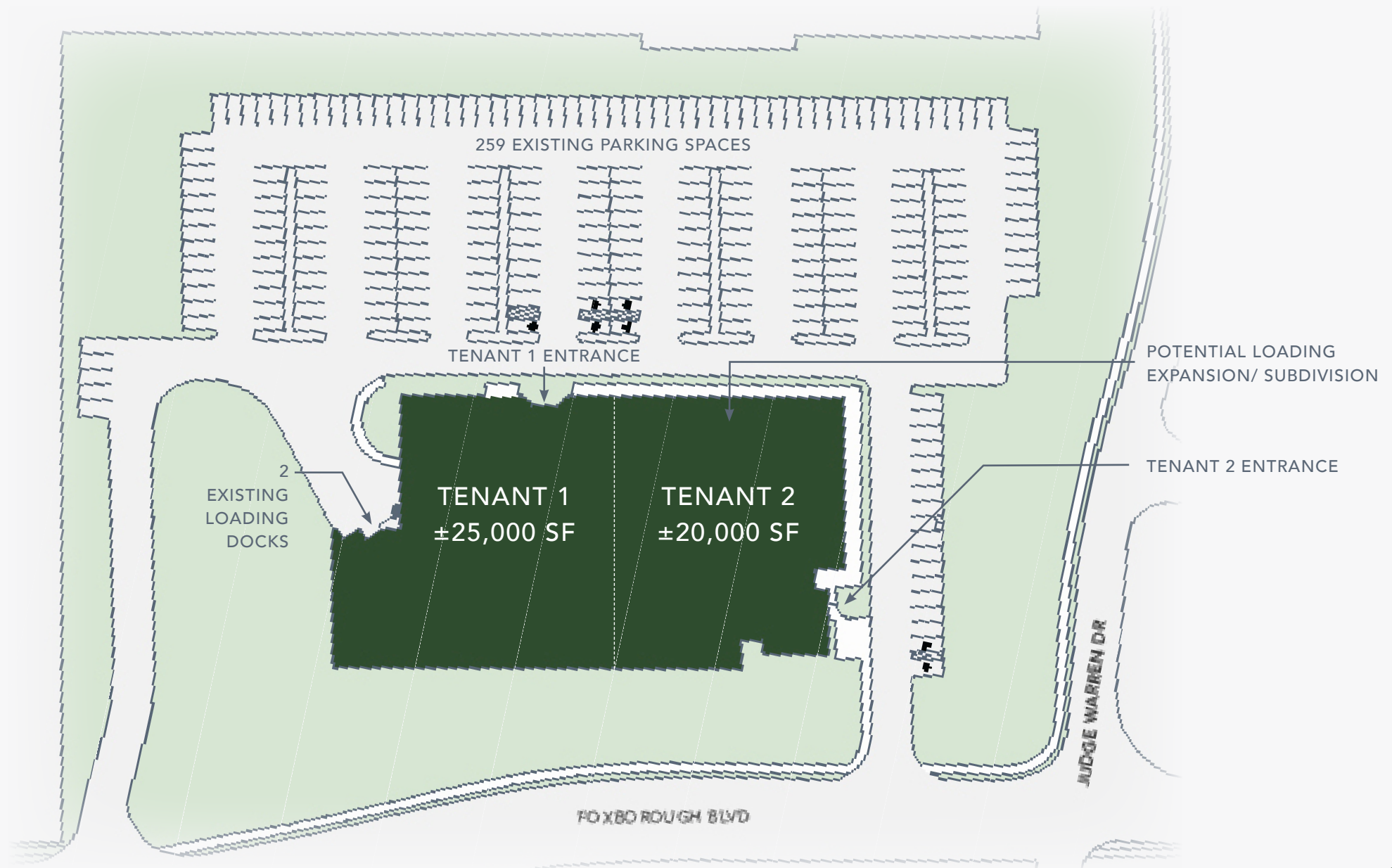
Ability to Demise to Two Tenants

Ability to Accommodate
Specialized Uses

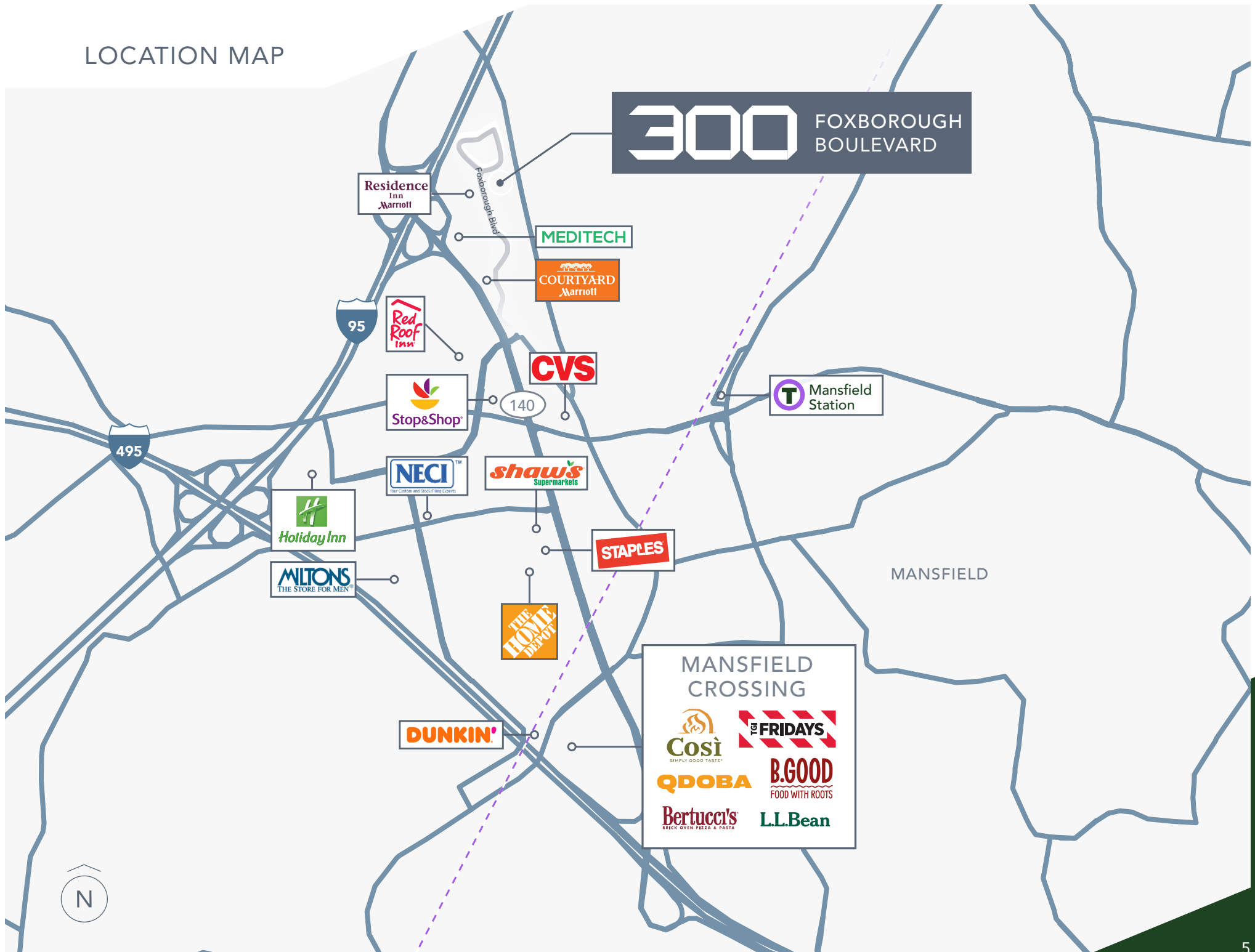
Existing ESD
Flooring Labs &
Mock OR



SITE PLAN



LOCATION MAP



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NEWMARK



SEYON

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