

FOR LEASE
32,000 SF

41 Main Street, Bolton, MA



FIELDSTONE
Commercial Properties Inc.



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41 Main Street, Bolton, MA



Building Overview

41 Main Street is a 300,000 square foot office/flex/warehouse building on 72± acres. It offers full air conditioning, a fitness center, and a campus-like setting. Located on Route 117, just two miles East of I-495 Exit 27, it provides tremendous access to New England's major roadways. The property is adjacent to Delaney Conservation Area, with trail heads for walking, running, and mountain biking.

It's an exceptional facility for tenants needing flexibility, growth opportunities, and convenient access to outdoor activity amenities and close proximity to major highways.

Property Key Features

Year Built: 1966	Land: 72.25 Acres	Parking: 633 Spaces	Sewer: City
Renovated: 2014	Zoning: Industrial	Sprinklers: Wet System	Power: 1,600v / 3-phase
Total Size: 301,643 SF	Stories: Three (3)	HVAC: 100% Air-conditioned	Internet: High-speed
Available: 23,000 SF	Docks: 6 Exterior	Water/Sewer: Private Waste	
Type: Flex	Ceiling: 12'	Water Treatment Facility	

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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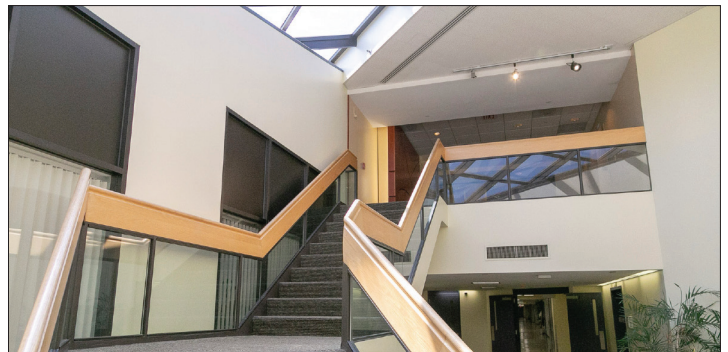
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Availability

1st Floor (9,000 SF)

Flex/office space with 12' clear height.

2nd Floor (4,000 SF)

Office Space.

2nd Floor (9,000

SF) Office Space.

3rd Floor (10,000 SF)

Flex/office space with 10' clear height.

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