

±49,470 SF INDUSTRIAL/ FLEX BUILDING FOR SALE
RARE OWNER-USER / INVESTMENT OPPORTUNITY
Hudson, Massachusetts



CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE | ±49,470 SF INDUSTRIAL/FLEX BUILDING ON ±11 ACRES | DELIVERED VACANT

4 Cabot Road
HUDSON, MA

ARLON I. BROWN, SIOR
Director- Brokerage
Phone: +1 508 271 9215
abrown@parsonscre.com

ALEX WOOD
Director- Brokerage
Phone: +1 508 271 9251
awood@parsonscre.com

NAI | Parsons Commercial Group Boston
5 Commonwealth Road, Suite 1A
Natick, MA 01760
www.parsonscre.com | (508) 820-2700

4 Cabot Road HUDSON, MA

Executive Summary

NAI Parsons Commercial Group | Boston is pleased to announce the opportunity to purchase 4 Cabot Road in Hudson, Massachusetts—a ±49,470 square foot industrial/flex building located within the established Cabot Woods Park. Designed to support a range of industrial uses, the property offers flexible space configurations ideal for manufacturing, warehousing, or distribution operations. Delivered vacant, it presents an excellent opportunity for an owner-user seeking a highly functional facility with expansion potential.

Situated on ±10.99 acres, the two-story building was constructed in 1996 and is located within a thriving commercial and industrial corridor. The property benefits from a strategic location approximately five minutes from the I-495 and I-290 interchange via Route 85, offering convenient access to the Greater Boston area and central Massachusetts. The surrounding area features a strong mix of industrial and commercial developments, reinforcing a robust and business-friendly environment.

For pricing and other inquiries, please reach out to the listing agents Arlon I. Brown, SIOR and Alex Wood:

ARLON I. BROWN, SIOR

Director- Brokerage

Phone: +1 508 271 9215

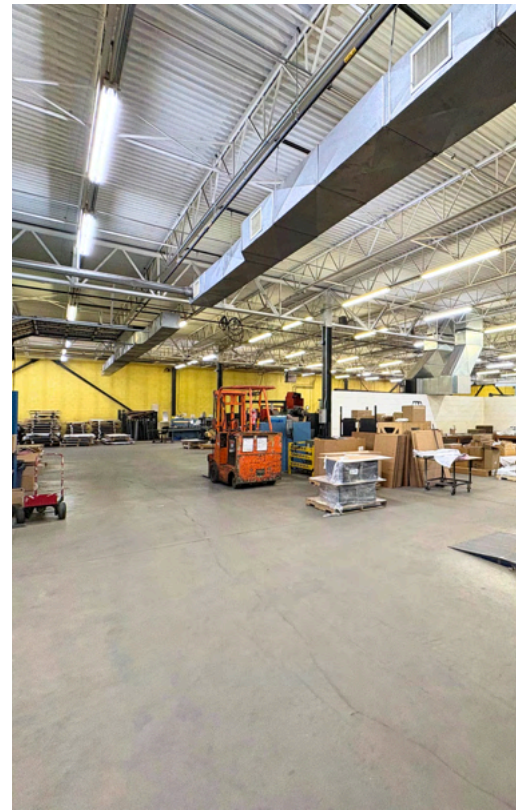
abrown@parsonscres.com

ALEX WOOD

Director- Brokerage

Phone: +1 508 271 9251

awood@parsonscres.com



4 Cabot Road HUDSON, MA



Investment Highlights



Prime Industrial Asset

4 Cabot Road offers $\pm 49,470$ square feet of highly functional flex/industrial space on ± 11 acres within the established Cabot Woods Park. The building is well-suited for a variety of industrial uses, including manufacturing, distribution, and warehousing.



Strategic Location

Ideally located within Cabot Woods Park, the property is just a half mile from Route 85 and approximately 2.5 miles from both Interstate 495 and Interstate 290. It also offers convenient access to the Massachusetts Turnpike/I-90, just 8 miles away—providing direct connectivity to Greater Boston, Worcester, and key New England markets.

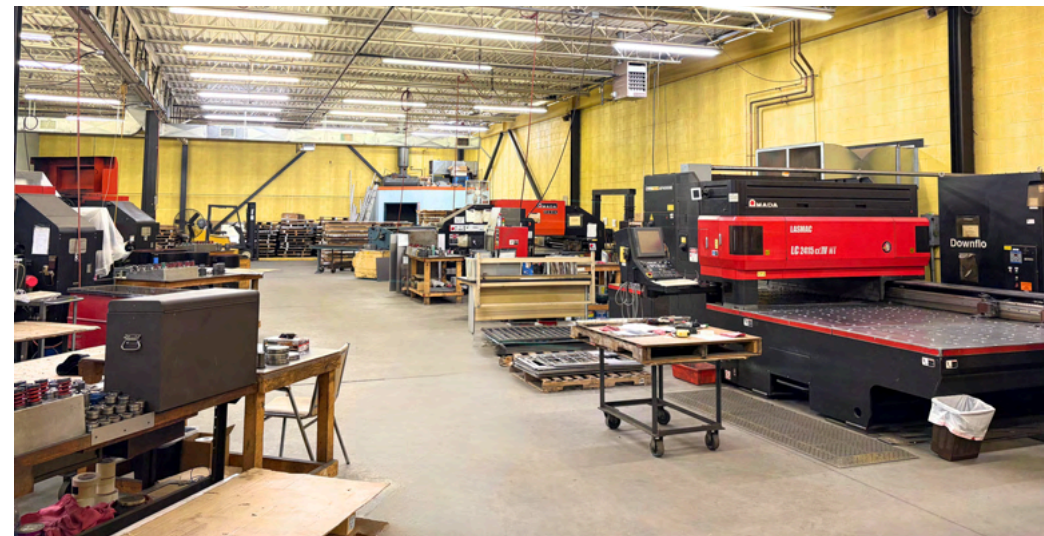


Investment or Owner-User Opportunity

This offering presents a compelling opportunity for entrepreneurial investors or owner-users to acquire the asset well below replacement cost. With the property delivered vacant, buyers can secure an attractive entry basis with significant upside potential, whether for repositioning, occupancy, or long-term appreciation.

4 Cabot Road HUDSON, MA

Property Overview

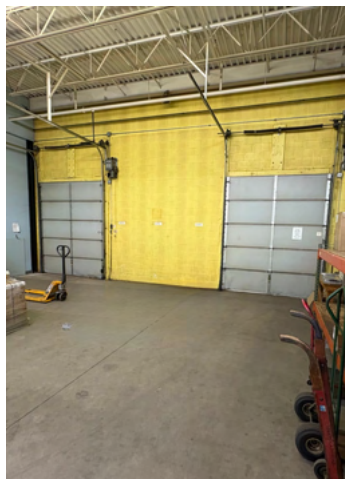
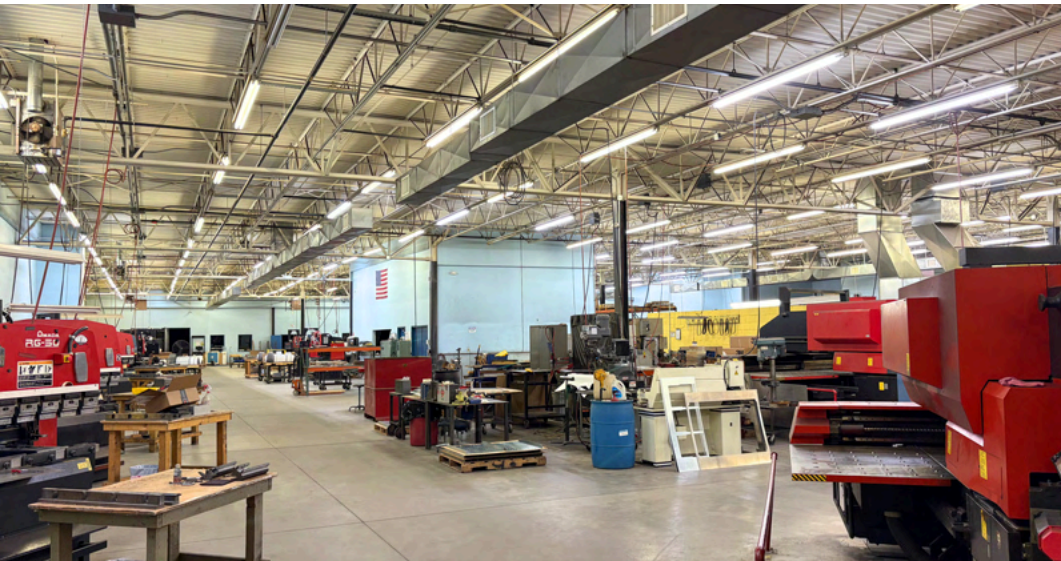


General Description

Property Use	Industrial
Site Area (Acres)	±10.99 Acres
Gross Rentable Area	±49,470 SF
# of Stories	2

Site Description

Street Access	Public
Street Frontage	±700 Feet
Zoning	M6
Flood Zone	No FEMA flood hazard noted. A flood survey however is suggested.
Environmental Conditions	No known adverse environmental conditions. A formal study is suggested.
Easements	No adverse easements or encroachments known. A formal study is suggested.
Parking	Ample paved asphalt parking. ±70,000 SF of surface area. Surface noted to show some wear.
Off-Site Improvements	Water: Public Sewer: Public Electric: Public Gas: Public Data: High Speed Available



4 Cabot Road HUDSON, MA

Property Overview

Interior Description

Ceiling	Drop tile in office
Floor Cover	Tile and carpet in office
Lighting	Standard
Lavatory Facilities	Three restrooms
Clear Height	±18 Feet
Layout	±4,920 SF Two-level office space ±44,450 SF open warehouse shop

Exterior Description

Foundation	Concrete slab
Framing	CCB
Insulation	Typical
Facade	Brick and painted masonry
Exterior Doors	Metal. Ranging between ±12-16' Three dock-high overhead doors Two drive-in overhead doors
Windows	Fixed metal frame
Roof	Flat roof with reported rubber cover
Special Features	Exterior lighting and five overhead roll doors

Mechanical Systems

Plumbing	Mixed
Hot Water	Standard
Electrical	Multi-phase with 1000-amp/480V
Sprinkler System	100%
Security	Security cameras.
Fire Protection	Hardwired System
Heating/Cooling	100% Packaged warm & cool air systems

► Strategic Industrial Hub

Hudson, Massachusetts

Route 85, I-495 & I-290 — All Within Easy Reach



HUDSON HIGH SCHOOL
HOME OF THE HAWKS



4 Cabot Road
HUDSON, MA



Assabet Community Education

Approximate Drive Times:



1 MINUTE



4 MINUTES



5 MINUTES



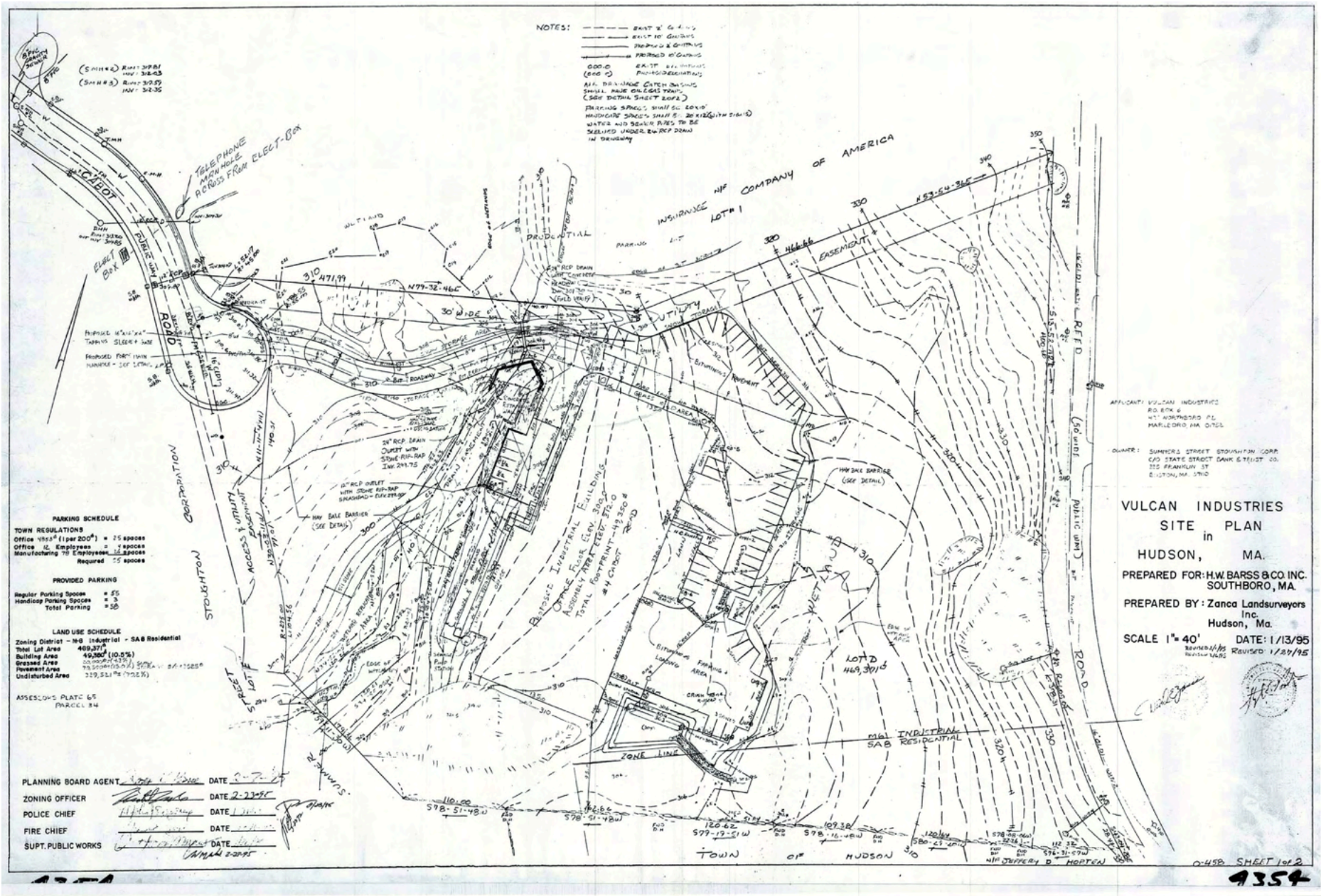
7 MINUTES



12 MINUTES

±49,470 SF Industrial/Flex Building on ±10.99 Acres

4 Cabot Road
HUDSON, MA





**4 Cabot Road
HUDSON, MA**

For More Information:

**NAI Parsons Commercial
Group Boston**

ARLON I. BROWN, SIOR
Director- Brokerage
Phone: +1 508 271 9215
abrown@parsonscre.com

ALEX WOOD
Director- Brokerage
Phone: +1 508 271 9251
awood@parsonscre.com

NAI | Parsons Commercial Group Boston
5 Commonwealth Road, Suite 1A
Natick, MA 01760
www.parsonscre.com | (508) 820-2700

Disclaimer: This information has been obtained from sources believed to be 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 NAI Parsons Commercial Group 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 performance of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not prove to be correct, and there can be no assurance that such estimates will be achieved. Further, the NAI Parsons Commercial Group 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 NAI Parsons Commercial Group Advisors—nor any of their officers, employees, representatives, independent contractors, or affiliates—for the accuracy or completeness thereof. 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, for 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 the Owner, in the 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 NAI Parsons Commercial Group Advisors from any liability with respect thereto. To the extent the Owner or any agent of the Owner corresponds with any prospective purchaser, any such correspondence or statements should not be relied upon as binding on the 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 NAI | Parsons Commercial Group | Boston. Any unauthorized reproduction, distribution, or use of these illustrations and graphics is strictly prohibited.