

Flex/R&D/Industrial | For Lease



±30,261 SF Suite Available

208 Fortune Boulevard
Milford, Massachusetts

Fully Air Conditioned Suite with Tremendous I-495 Highway Accessibility



208 Fortune Boulevard



Image has been digitally altered to remove tenant signage.

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Property Highlights

- + Fully air-conditioned
- + Best-in-class parking ratio (±4.46/1,000 SF)
- + Optimal clear height (19' - 22')
- + Conveniently located off of Interstate 495 at Exit 48
- + 30 miles southwest of downtown Boston
- + 27 miles to downtown Worcester
- + Ample amenities including Starbucks, Target, Wendy's, Fairfield Inn, Staples, Bed Bath & Beyond, Best Western, TGI Fridays and the Holiday Inn
- + Corporate neighbors include Avecia/Nitto, Comark, ProVerde Laboratories, Milton CAT and Ryder Truck

Building Specifications

- + **Total Building:** ±43,320 SF
- + **Available Suite:** ±30,261 SF
- + **Available:** April 2022
- + **Land Area:** ±16.43 Acres
- + **Year Built:** 2006
- + **Clear Height:** 19' to joist; 22' to deck
- + **Loading:** Two (2) Loading Docks with Levelers and One Drive-in Door
- + **Column Spacing:** 32' x 32'
- + **Parking:** ±4.46/1,000 SF (135 Auto Spaces)
- + **Roof:** White PVC Membrane
- + **Power:** 600A; 480V
- + **Utilities:**
 - Electric: National Grid
 - Gas: Eversource
 - Water/Sewer: Town of Milford



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Driving Distance To

| | | | |
|---------|------------|----------------|------------|
| I-495 | Adjacent | I-95 | 18.6 miles |
| I-90 | 9.8 miles | Worcester, MA | 27.0 miles |
| Route 9 | 11.5 miles | Providence, RI | 28.4 miles |
| Route 1 | 16.4 miles | Boston, MA | 30.0 miles |

Contact Us

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