

300

FOXBORO BOULEVARD

FOXBOROUGH, MA



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

R&D/FLEX/OFFICE SPACE | 45,000 SF FOR LEASE

Will Demise to 15-20,000 SF

NEWMARK



SEYON



BGO

BUILDING SPECS

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 amp, 120/240 volt, 3 phase (Ability to Increase Power)
Lighting	LED
HVAC	100% AC & Heat (Roof Top Units)
Utilities	Water: Town of Foxboro
Zoning	LI (Includes Low Hazard Manufacturing by Right)
Specialty Uses	Existing ESD Flooring & Mock OR

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 Foxboro. Conveniently located with direct access to I-95, this property offers superior access to major transportation arteries and extensive amenities throughout Greater Boston.



300 FOXBORO
BOULEVARD

FLOOR PLAN



- Ability to Demise to Two Tenants
- Ability to Accommodate Specialized Uses
- Existing ESD Flooring Labs & Mock OR

SITE PLAN

& POTENTIAL SUBDIVISION

259 EXISTING PARKING SPACES

TENANT 1 ENTRANCE

**2
EXISTING
LOADING
DOCKS**

**TENANT 1
±25,000 SF**

**TENANT 2
±20,000 SF**

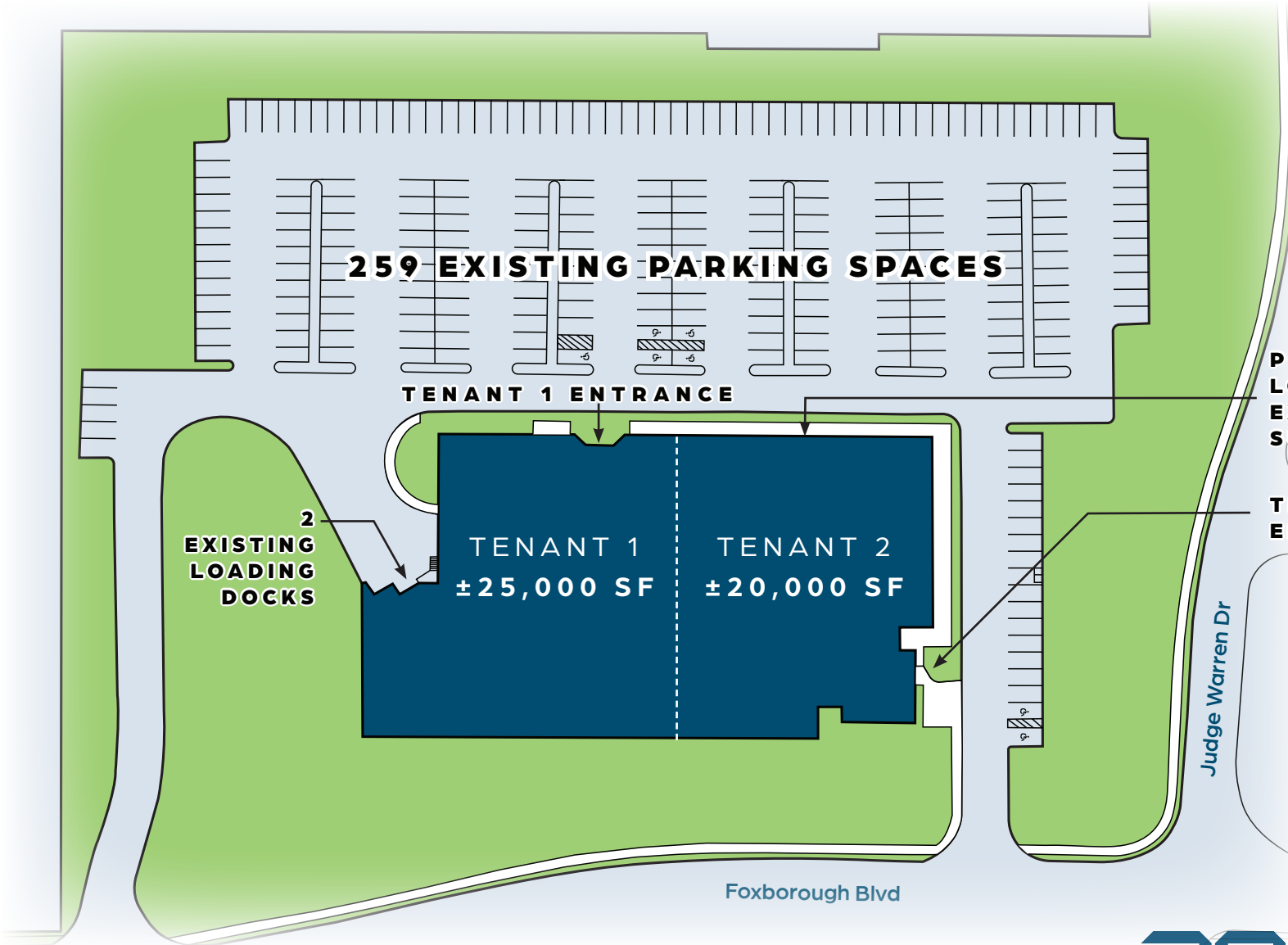
**POTENTIAL
LOADING
EXPANSION/
SUBDIVISION**

**TENANT 2
ENTRANCE**

Judge Warren Dr

Foxborough Blvd

300 FOXBORO
BOULEVARD



NEWMARK

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SUPERIOR ACCESS & LOCATION

Immediate Access to
I-95 Via Exit 13

