



CHARLESBANK REALTY GROUP
INVESTMENT, DEVELOPMENT & PROPERTY MANAGEMENT

Industrial Flex Space Available – 6,800 SQFT



Located At: 86 Elm Street, Hopkinton, MA 01748 (Elmwood Park)

Contact:

J. Nicholas Slottje

jnslottje@gmail.com

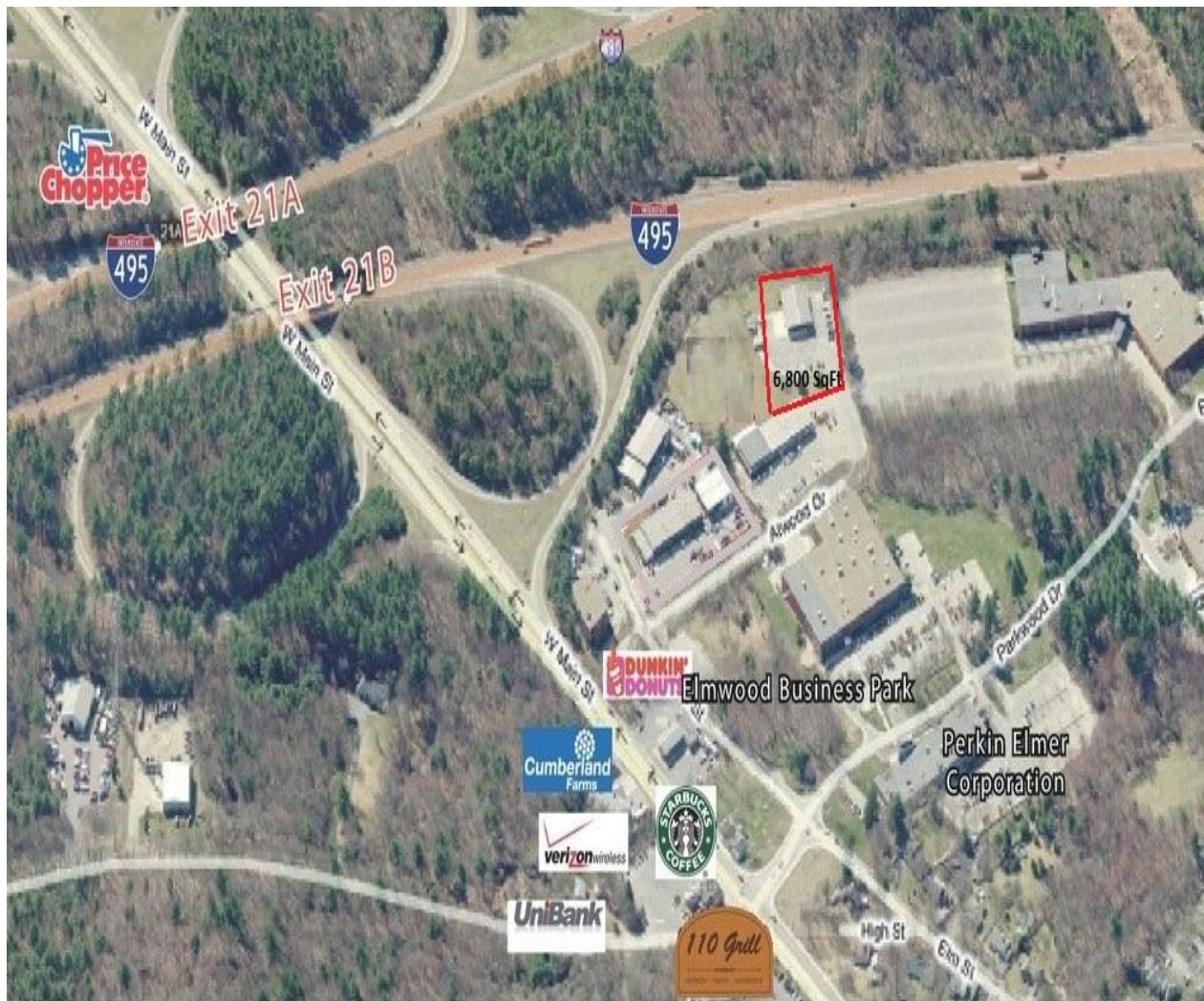
508-625-2227 (Office)

617-939-6609 (Cell)

A very rare opportunity to lease a brand new, industrial flex building in Hopkinton, MA. An ideal location just a few hundred yards off of Route 495 at the Exit 21 on-ramp. The property sits just one exit south of the 495/I-90 Mass Pike junction (less than 3 miles). The property is located in the premier Town of Hopkinton in The Elmwood Business Park and is surrounded by world class companies including: Dell/EMC Corporation, Caliper Life Sciences, RoslinCT, Revvity, Lake Pharma & more.

Property Details

- 6,800 total SqFt (3,200 SF office / 3600 SF of warehousing under roof)
- 3 Overhead Doors (14x16)
- Large gated paved yard
- A++ locations that sits right off Rt 495
- Looking for someone to commit to 5 years
- Natural Gas - Town Water & Sewer (tenant responsible for utilities)
- \$20 PSF NNN includes large yard area



MetroWest Map

