

±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

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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:

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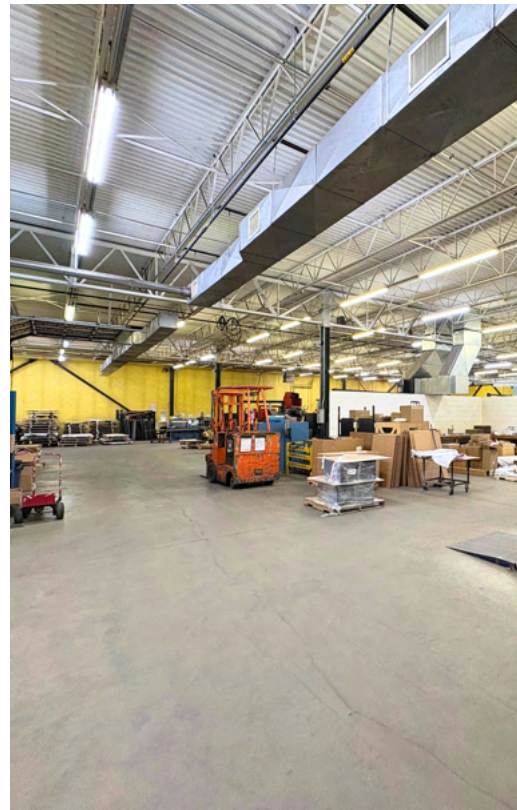
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4 Cabot Road HUDSON, MA



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

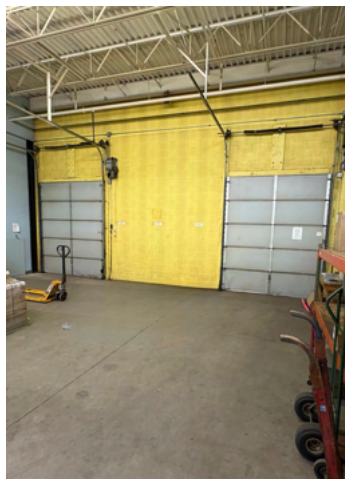
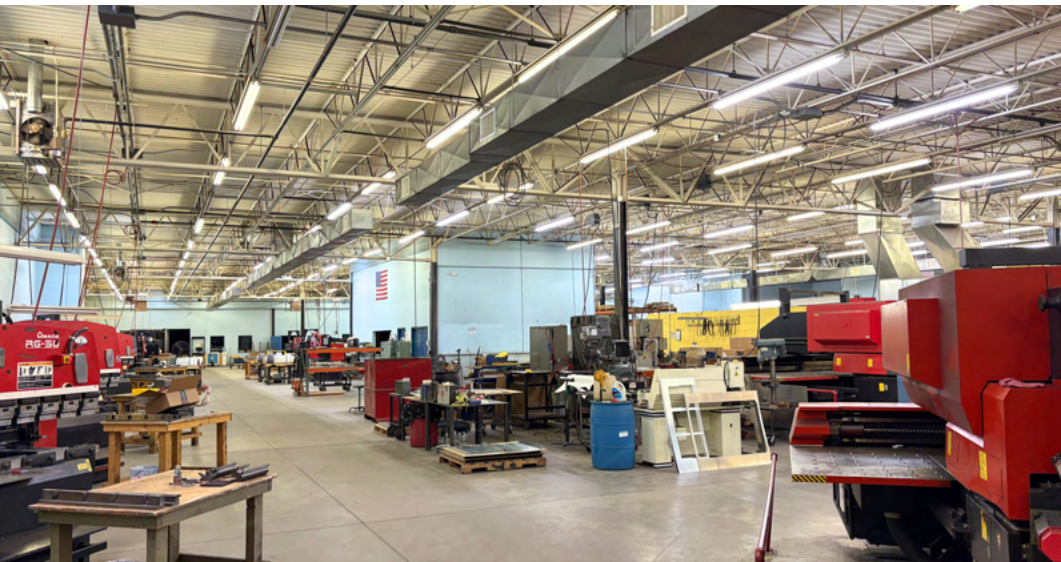


General Description

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

intel



Assabet Community Education

Approximate Drive Times:



1 MINUTE



4 MINUTES



5 MINUTES



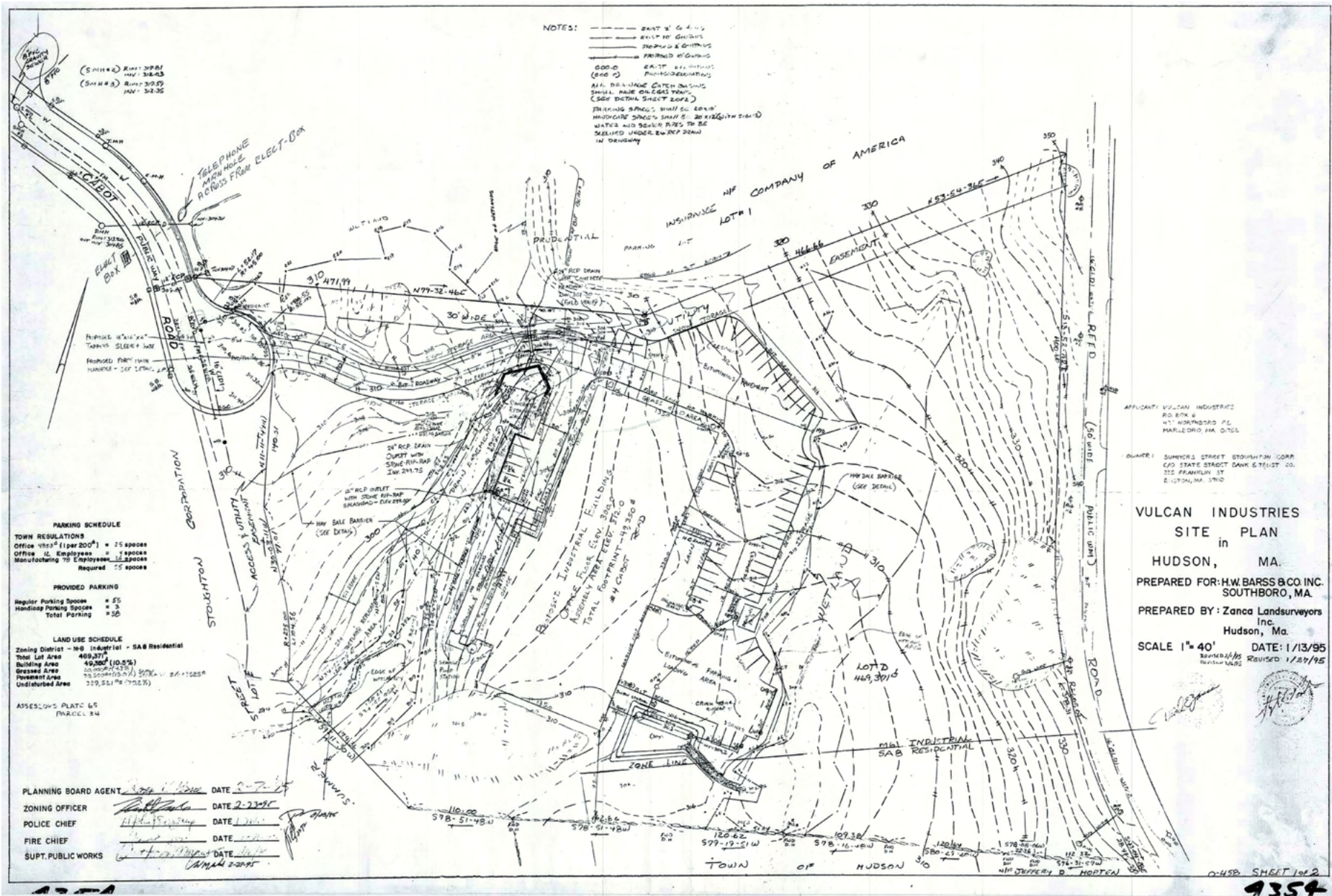
7 MINUTES

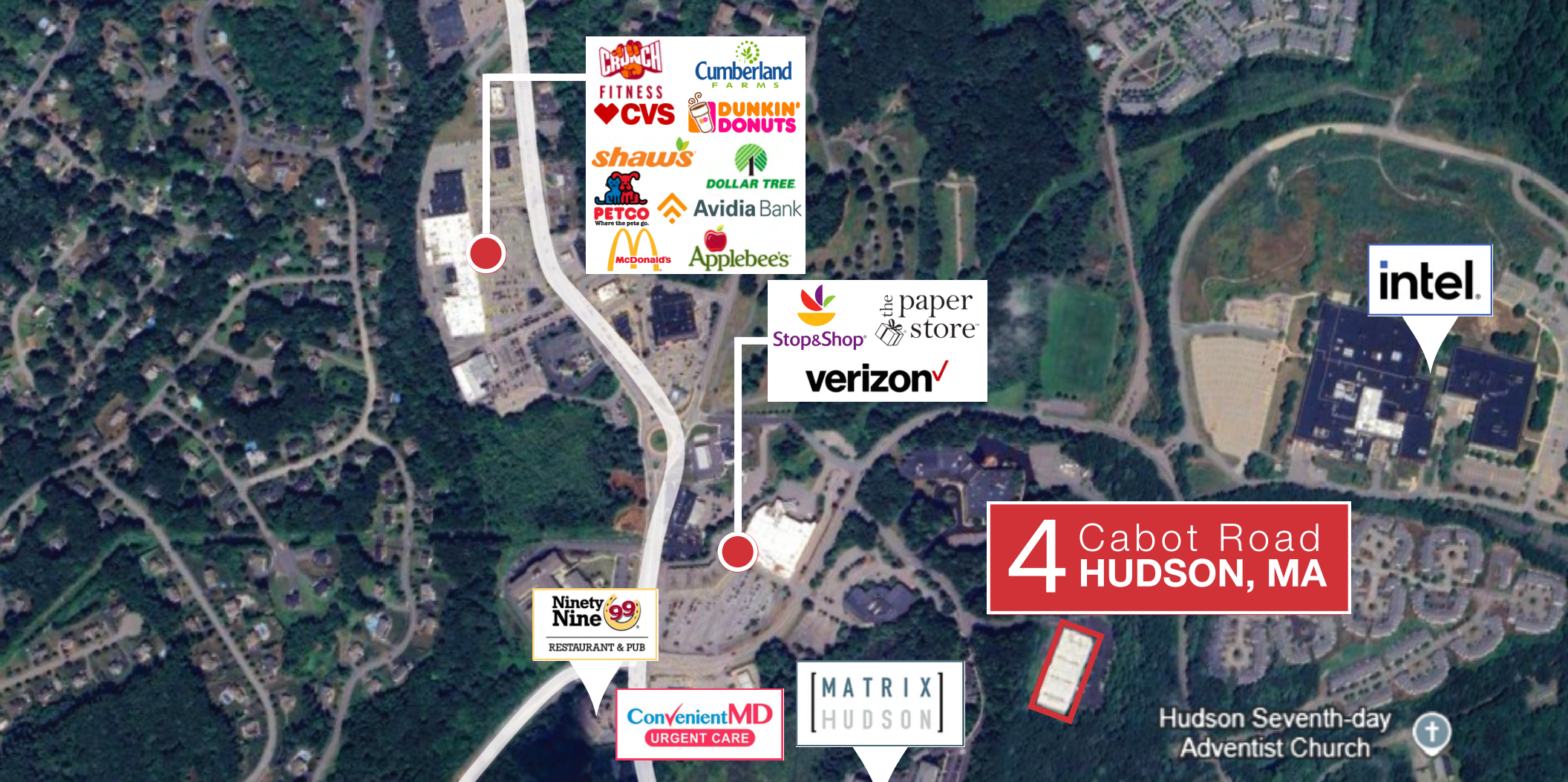


12 MINUTES

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

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For More Information:

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