



490

BOSTON POST ROAD
SUDBURY, MA

**±7,500 SF INDUSTRIAL SPACE
FOR LEASE**

NAI Parsons Commercial
Group Boston

GARRETT QUINN

Asst. Managing Director

508.271.9229

gquinn@parsonscre.com

ALEX WOOD

Director- Brokerage

508.271.9251

awood@parsonscre.com

DISCLAIMER: All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

490

BOSTON POST ROAD SUDBURY, MA

NAI | Parsons Commercial Group | Boston is pleased to announce the opportunity to lease approximately 7,500 square feet of industrial space at 490 Boston Post Road in Sudbury, Massachusetts.

490 Boston Post Road is a 130,000 SF one story building located within Chiswick Park which is a 5-building mixed-use park in the heart of Sudbury, MA just off Route 20. The space for lease features a 16' clear height and access to three loading docks.

SPECIFICATIONS

Building Size: ± 130,000 SF

Available Space: ± 7,500 SF industrial Space
3 Loading Docks
16' Clear Height

Ample Parking



PROPERTY HIGHLIGHTS

- 490 Boston Post Road is located within Chiswick Park which encompasses a total of approximately 330,000 square feet on ± 36 acres with a consistent historical occupancy rate running over 90%.
- The property has evolved from an industrial location to a mixed use property with a diverse set of tenants including industrial, warehouse, distribution, office, medical and recreational tenants.
- The property is locally owned & managed. Chiswick Park offers ample parking throughout the whole park. A direct pathway exists to a new 40,000 SF retail development where Whole Foods is one of the anchor tenants.



SUDBURY, MA



NEARBY AMENITIES



TOWN HIGHLIGHTS

Primary access to the property is provided by Route 20 (Boston Post Road) which is accessible via Route 30. Route 30 is accessible via Exit 15 (Route 30/Waltham/West) off Interstate 95. Access from the West is provided by Interstate 495 and the Mass Pike. The Town of Sudbury is among one of the most affluent towns in Massachusetts as it continuously ranks as one of the highest per capita income towns in the Commonwealth.

AREA AMENITIES



HOTELS

Fairfield Inn by Marriott

5 Minutes

SHOPPING & RETAIL



Sudbury Crossing Shopping

3 Minutes

Whole Foods Market

4 Minutes

CVS

4 Minutes

Home Depot

10 Minutes

Target

10 Minutes

Staples

10 Minutes



RESTAURANTS

Oak Barrel Tavern

3 Minutes

Acapulcos

5 Minutes

Da Vinci Bistro

4 Minutes

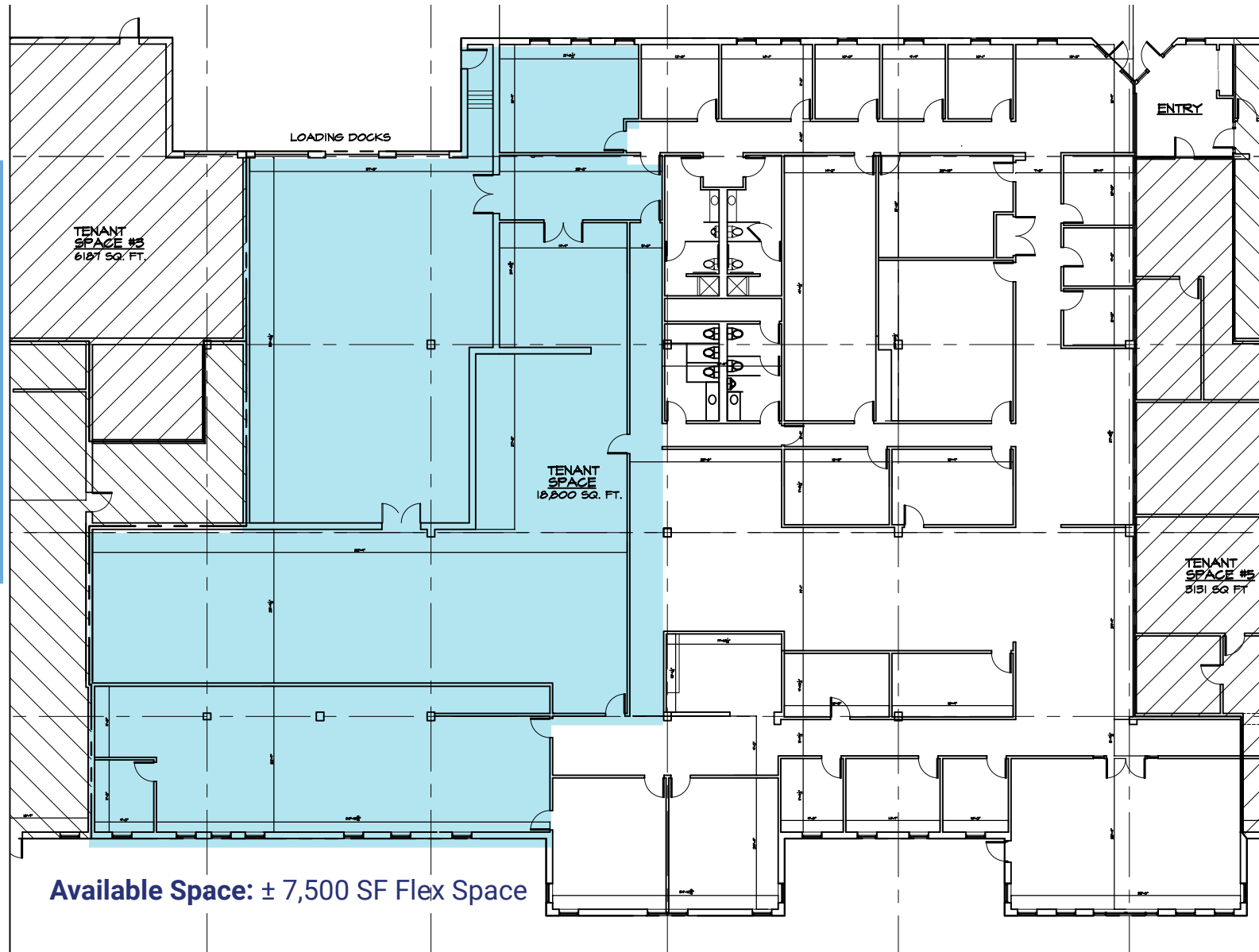
Half Way Cafe

8 Minutes

Tackle Box Brewing Company

10 Minutes

FLOOR PLANS



490

BOSTON POST ROAD
SUDBURY, MA

±7,500 SF INDUSTRIAL SPACE
FOR LEASE



GARRETT QUINN

Asst. Managing Director
508.271.9229
gquinn@parsonscre.com

ALEX WOOD

Director- Brokerage
508.271.9251
awood@parsonscre.com

DISCLAIMER: All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.