

FOR SALE | FULLY LEASED FLEX/WAREHOUSE BUILDING

50 BEARFOOT ROAD NORTHBOROUGH, MA

Reduced Price: \$9,500,000



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PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to introduce 50 Bearfoot Road in Northborough, Massachusetts. This ±62,000 square-foot, two-story mixed-use flex building was constructed in 1988 and is located on ± 8.54 acres of land. The property is surrounded by other well-maintained professional office buildings and is well-situated, with outstanding access to I-290, Route 9, and Route 20. Additionally, the property is less than two miles away from I-495 and within minutes from the Massachusetts Turnpike (I-90). The building includes a well-balanced mix of pharmacy distribution space, light manufacturing, warehouse, office, and call center space.

The property is located within an Industrial District (I). Allowed uses by right within the Industrial Zone include, but are not limited to the following: general manufacturing, warehouse and distribution, life science, research & development, and professional-related uses. The building is a classic flex building with roughly 50% of the space being utilized for light manufacturing and warehouse use, with 50% being utilized as office and support space.

**REDUCED
SALE PRICE**

\$9,500,000

LOCATION INFORMATION

Street Address:	50 Bearfoot Road
City, State, Zip:	Northborough, MA 01532
Parcel ID:	029.0-0033-0000.0
Legal Reference:	53493-193

BUILDING INFORMATION

Building Size:	60,597 SF
Year Built:	1988
Number of Buildings:	1
Construction:	Concrete block & brick with metal trusses
Foundation:	Concrete
Roof:	Flat Fully-adhered rubber membrane. Replaced in 2022
Column Spacing:	Estimated to be 40' x 36'
Clear Height:	Varies. Up to 22' in warehouse area
HVAC:	Office: roof-mounted, gas fired forced hot air heating systems. Manufacturing Areas: ceiling-mounted, gas fired forced hot air blowers
Building Condition:	Excellent

PROPERTY INFORMATION

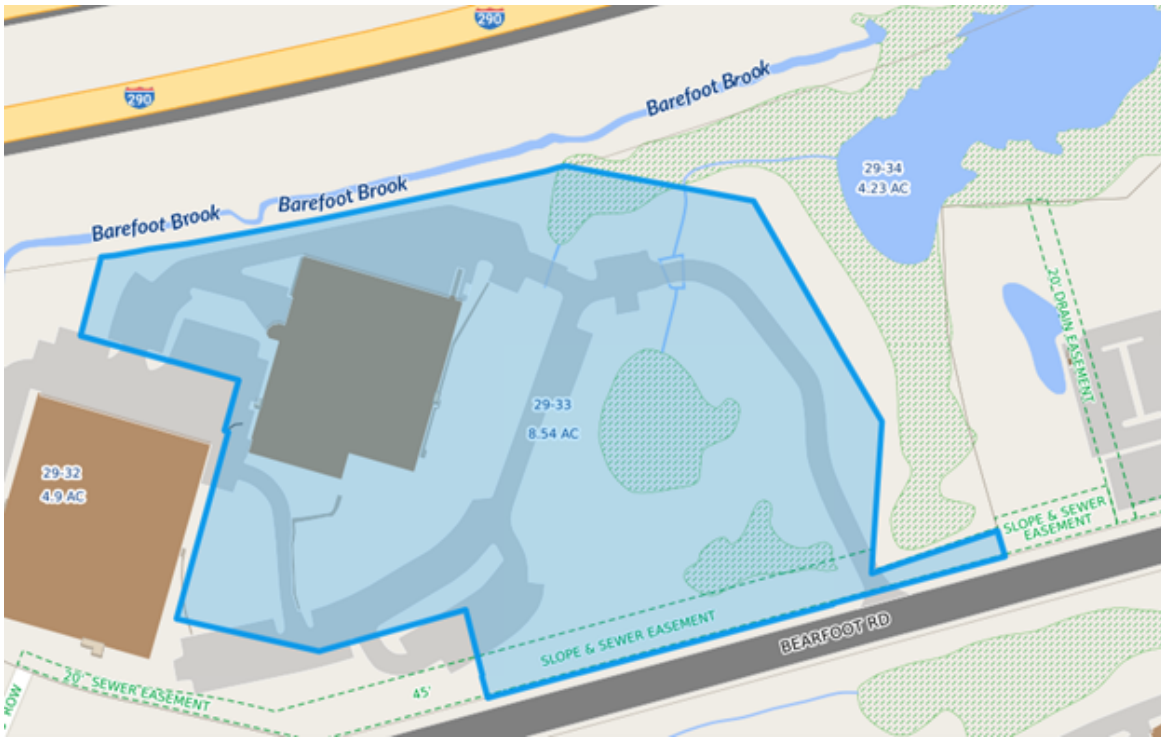
Owner:	50 Bearfoot Road, LLC
Zoning:	Industrial (I)
Lot Size:	2 parcels totaling 8.54 acres
Parking:	2.94 spaces per 1,000 SF
Highest & Best Use:	As improved

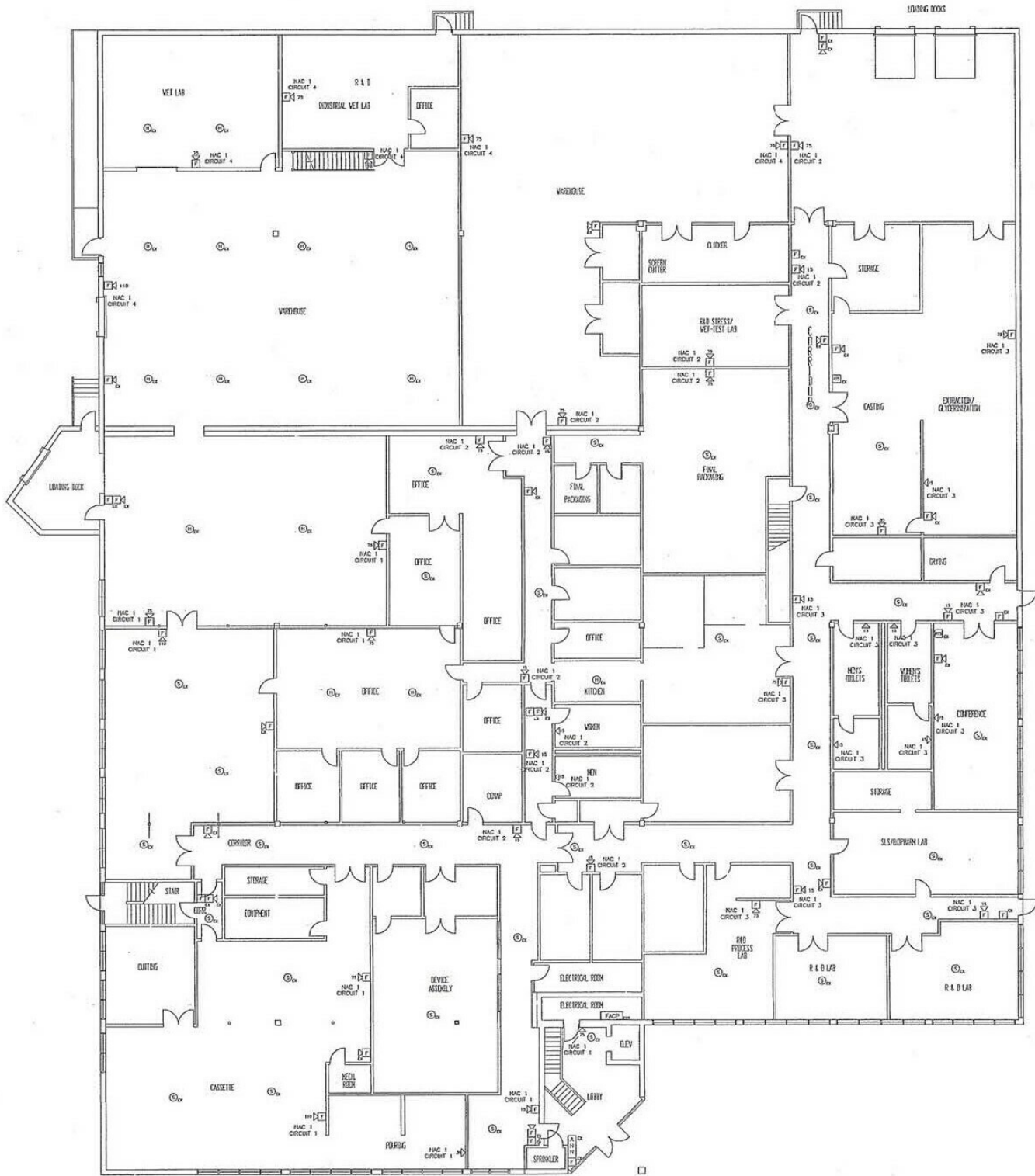
UTILITIES & AMENITIES

Electricity:	National Grid
Gas:	NSTAR
Telecom:	Verizon
Water & Sewer:	Town of Northborough

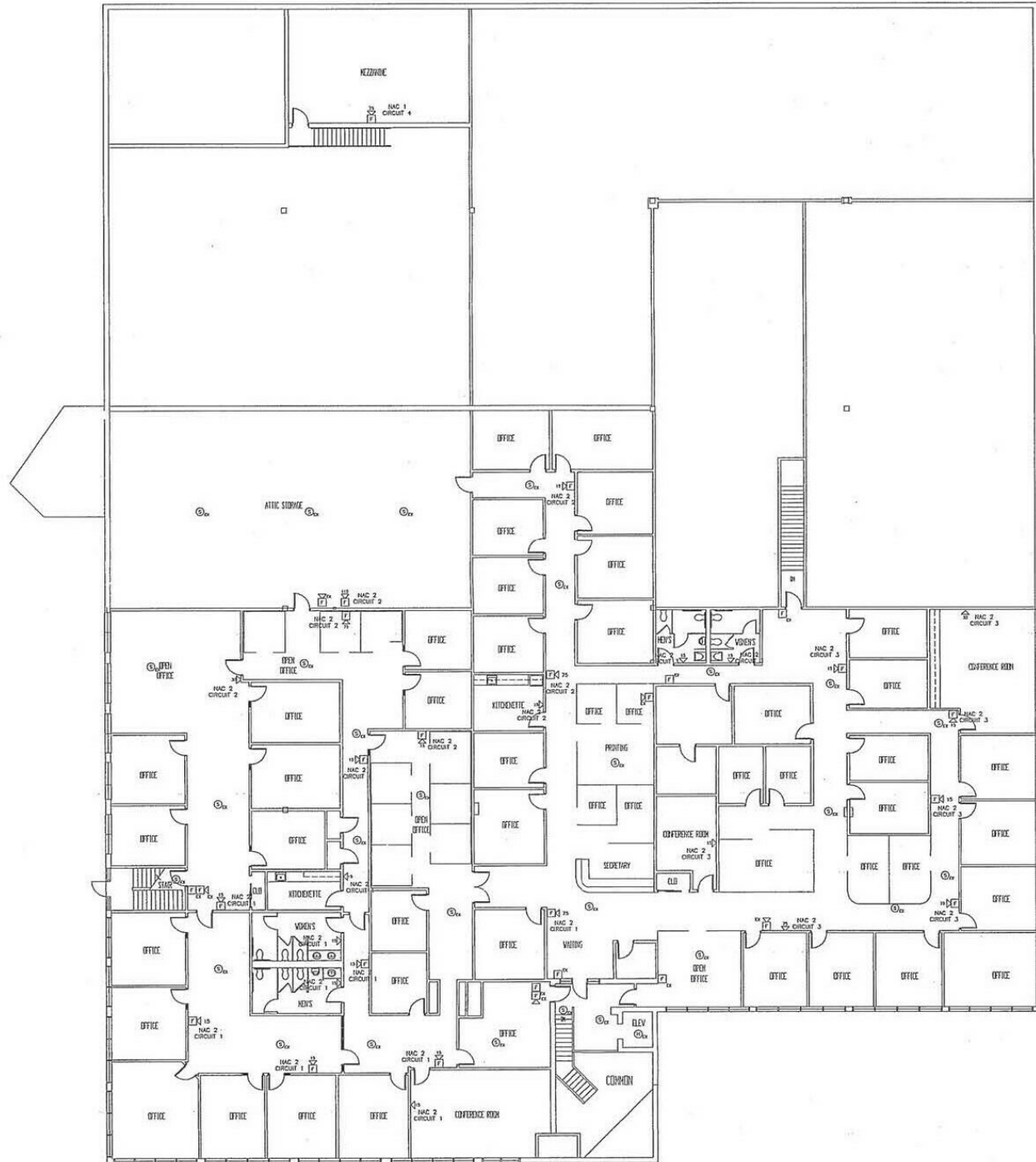


Note: Solmetex is currently undergoing a complete renovation of their entire office space (10,000 SF) and AllCare Plus plans to invest significantly related to pharmacy upgrades.





FIRST FLOOR
SCALE: 1/16"=1'-0"



SECOND FLOOR
SCALE: 1/16"=1'-0"



TENANT PROFILES



Solmetex

Dentistry's Complete Provider of Water Solutions.

The Solmetex family of brands represents a dental water system of solutions to manage the water in, through, and out of the practice. Working together, these solutions maintain water quality, safety, and compliance for the dental practice.

Solmetex provides dental practices with simple, safe, and effective solutions for removing harmful contaminants from their water supply, enabling safe disposal and recycling of hazardous waste, and best-in-class products for wastewater evacuation.

The Solmetex manufacturing facility at 50 Bearfoot Road is one of five locations that support the sales team, located in Marlborough, MA along with their HR department.

AllCare Plus Pharmacy

AllCare Plus Pharmacy is a recognized industry leader in patient support services. They provide a full range of patient support services while specializing in complex medication management. AllCare Plus Pharmacy combines caring, personalized service with exceptional clinical knowledge and innovative compliance programs. They specialize in making the treatment of difficult diseases as simple, safe, and effective as possible.

AllCare Plus Pharmacy is an IQVIA business. IQVIA is a Fortune 500 and S&P 500 multinational company serving the industries of Health Information Technology and Clinical Research.

Services at a Glance:

Reimbursement Support • Patient Assistance Programs • Integrated Technology Platforms • Adherence Support • Financial & Copay Assistance Solutions • Non-Commercial Pharmacy Dispensing



Lessee:	SolmeteX, LLC
Building:	50 Bearfoot Road, Northborough, MA
Premises:	22,559 SF
Commencement Date:	09/01/13
Expiration Date:	12/31/27
Base Rent:	
01/01/24 - 12/31/24	\$351,920.40 per year
01/01/25 - 12/31/25	\$365,906.98 per year
01/01/26 - 12/31/26	\$380,570.33 per year
01/01/27 - 12/31/27	\$395,684.86 per year
Security Deposit:	None
Guarantor:	None
Renewal Option(s):	Two 5-year options with 9-12 month prior notice at fair market value.
Expansion Option(s):	None
Termination Option(s):	None
Purchase Option(s):	None
Pro-Rata Share:	37.2%
Real Estate Taxes:	Tenant pays its Pro-Rate Share of Real Estate taxes.
Operating Expenses:	Tenant pays its Pro-Rate Share of Operating Expenses.
Repairs & Maintenance:	Landlord shall repair and maintain Building common areas, exterior and structural elements, parking lot, and grounds. Tenant shall repair and maintain the Premises and all systems and fixtures therein.
Utilities:	To the extent that Tenant is not separately metered or sub-metered for any utilities, Tenant shall reimburse to Landlord its Pro-Rata Share.
Parking:	Thirty-five (35) unreserved spaces
Assignment & Subletting:	No transfers shall be permitted with Landlord's consent, such consent not to be unreasonably withheld (except that transfers to certain affiliated entities may be permitted without Landlord's consent). In any event, Tenant shall remain primarily liable for the performance of this lease.
Estoppel Certificate:	Due upon ten (10) days notice from either party.
Holding Over:	Continued occupancy beyond the expiration date (as extended) shall be at 150% of prior base rent.
Use Clause:	Office and light manufacturing
Documents Provided:	Lease, dated October 1, 2013



Lessee:	AllCare Plus Pharmacy, LLC
Building:	50 Bearfoot Road, Northborough, MA
Premises:	38,038 SF
Commencement Date:	03/01/18
Expiration Date:	02/08/30
Base Rent:	
03/01/24 - 02/28/25	\$467,867 per year
03/01/25 - 02/28/26	\$551,551 per year
03/01/26 - 02/28/27	\$570,570 per year
03/01/27 - 02/28/28	\$589,589 per year
03/01/28 - 02/28/29	\$608,608 per year
03/01/29 - 02/28/30	\$627,627 per year
Security Deposit:	None
Guarantor:	None
Renewal Option(s):	Two 5-year options with 12 month prior notice at fair market rent.
Expansion Option(s):	None
Termination Option(s):	None
Purchase Option(s):	None
Pro-Rata Share:	62.8%
Real Estate Taxes:	Tenant pays its Pro-Rate Share of Real Estate taxes.
Operating Expenses:	Tenant pays its Pro-Rate Share of Operating Expenses.
Repairs & Maintenance:	Landlord shall repair and maintain Building common areas, exterior and structural elements, parking lot, and grounds. Tenant shall repair and maintain the Premises and all systems and fixtures therein.
Utilities:	To the extent that Tenant is not separately metered or sub-metered for any utilities, Tenant shall reimburse to Landlord its Pro-Rata Share.
Parking:	Eighty-five (85) unreserved spaces
Assignment & Subletting:	No transfers shall be permitted with Landlord's consent, such consent not to be unreasonably withheld (except that transfers to certain affiliated entities may be permitted without Landlord's consent). In any event, Tenant shall remain primarily liable for the performance of this lease.
Estoppel Certificate:	Due upon ten (10) days notice from either party.
Holding Over:	Continued occupancy beyond the expiration date (as extended) shall be at 150% of prior base rent.
Use Clause:	Office and light manufacturing
Documents Provided:	Lease, dated April 22, 2020

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Proximity to I-290



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Location Map

