

125 FISHER STREET

Westborough, MA

Office & Storage Space for Lease



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Lincoln



Property Specifications

Property Size	23.58 Acres
Zoning	Industrial Business (Within MBTA's mixed-use zone)
Building Size	198,531 RSF 86% R&D/Manufacturing/Warehouse 9% Office 5% Basement/Storage
Built/Renovated	1988/2002
Parking Ratio	2.5/1,000 RSF
Clear Height	15' - 25'
Loading	8 tailboard-height loading docks
Power	4,000 amps, 3-phase

Availability

Office Space

2nd Floor 9,693 RSF

- 3 sides of window line
- Ribbon windows
- 6 private offices
- Open area for cubicles

Storage Space

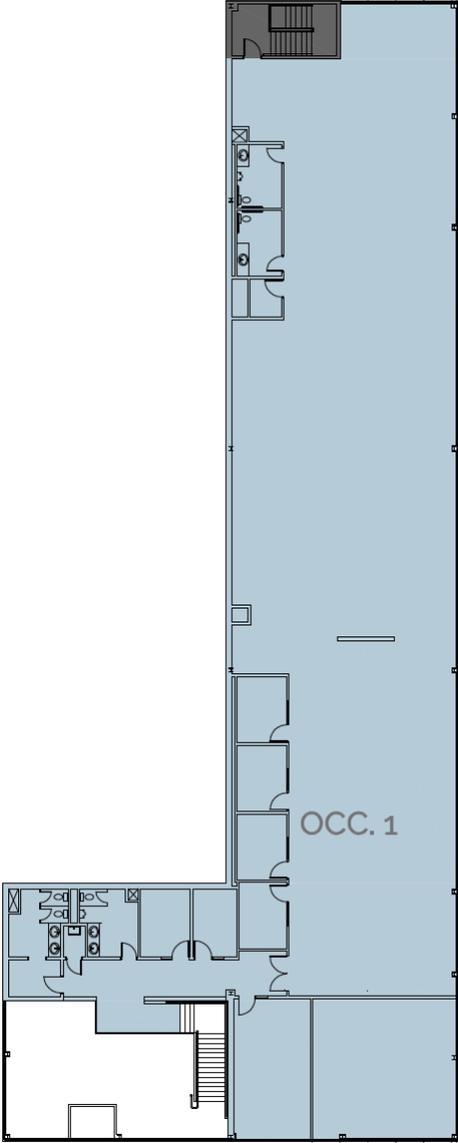
Lower Level 10,352 RSF

- 2 grade-level drive-in doors
- Highly accessible
- +/- 10' clear height

Floor Plans

Office Space

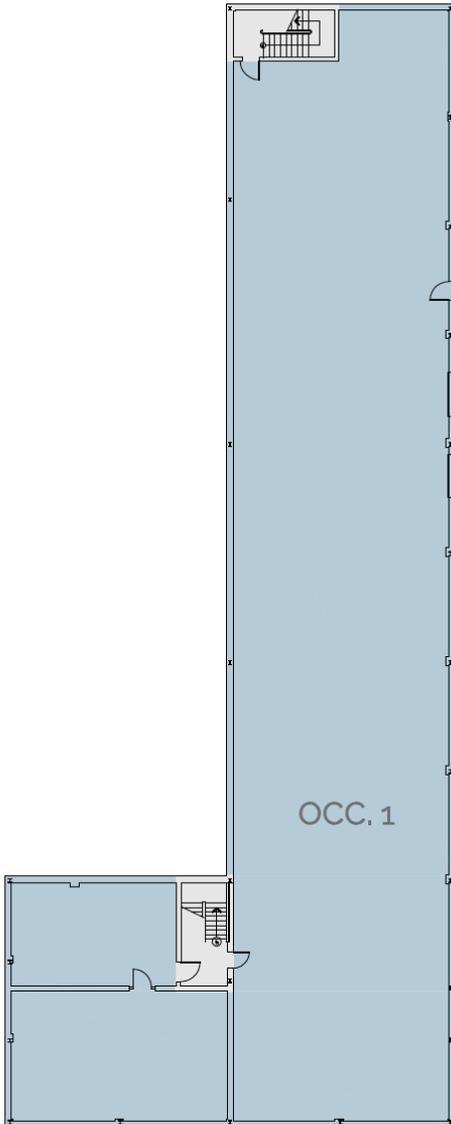
2nd Floor: 9,693 RSF



Floor Plans

Storage Space

Lower Level: 10,352 RSF



Warehouse/Loading



Location Map & Corporate Neighbors



- 2 minutes | 0.25 mi
to Westborough MBTA
Commuter Rail Station
- 1 mile
to Route 9
- 6 miles
to I-495/Route 9 Interchange



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