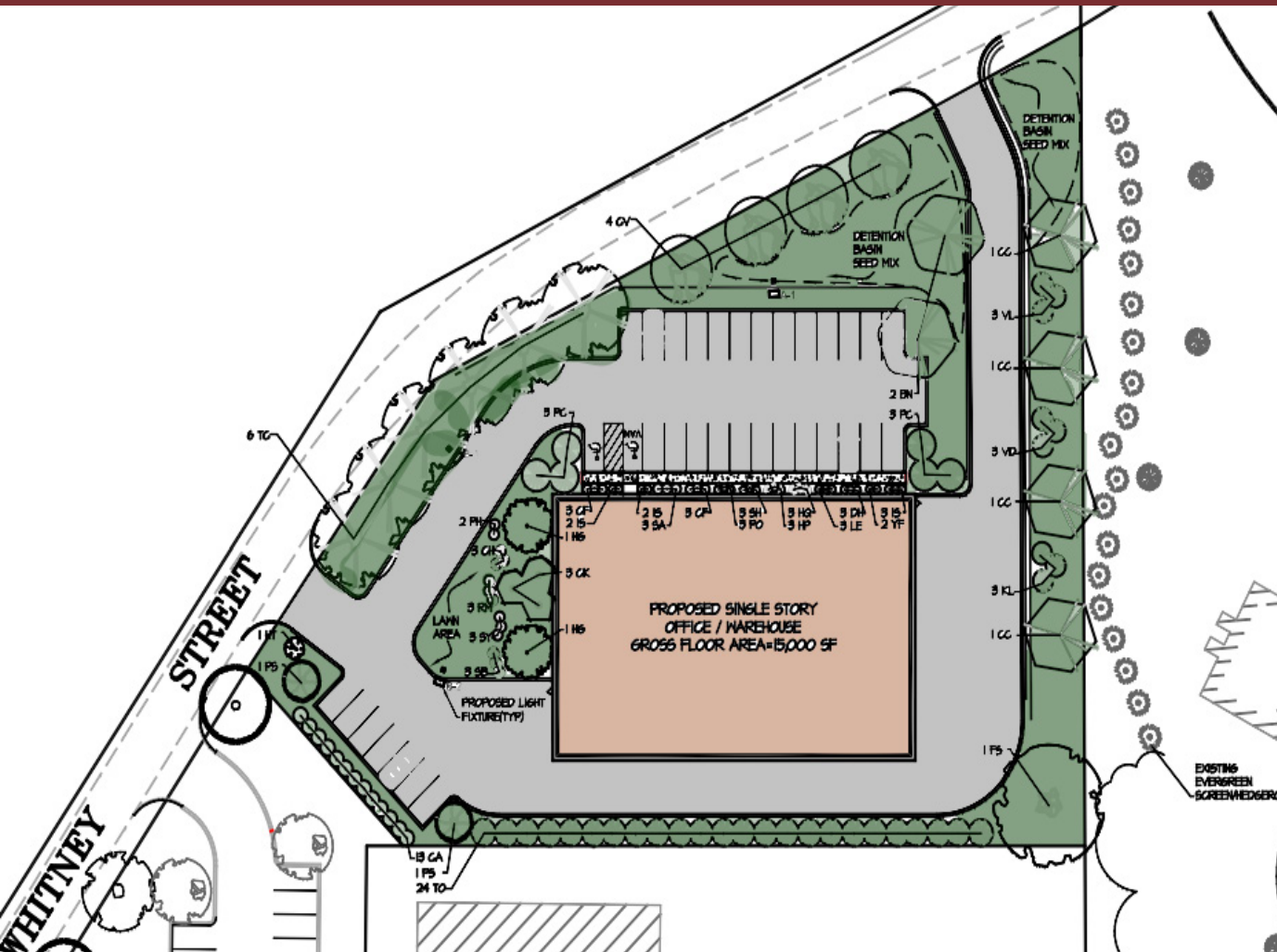


460 Whitney Street • Northborough, MA

FOR SALE



- Sewer, water, and gas
- Significant amount of site work and drainage has been completed to prepare flat, nearly pad ready site
- Contractor yard allowed by special permit or warehouse/manufacturing by right

1.65 Acres of Industrial Land

**GREATER BOSTON**  
COMMERCIAL PROPERTIES INC.

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Town of Northborough, MA  
§ 7-05-030

NORTHBOROUGH CODE

§ 7-05-030

Table 1. Table of Uses. Part B. Commercial and Industrial Districts.							
USES	DB	BE	BW	BS	HB	HBSW	I
<b>A. Principal Uses</b>							
Single-family dwelling, attached <sup>9</sup>	BA	N	N	N	N	N	N
Multifamily dwelling <sup>10</sup>	BA	N	BA	N	N	N	N
Congregate residence	BA	BA	BA	N	N	N	N
Assisted living facility	BA	BA	BA	N	N	BA	N
<b>B. Accessory Uses</b>							
Accessory dwelling unit	BA	BA	BA	N	N	N	N
Boarding house	BA	N	N	N	N	N	N
Solar photovoltaic installation, roof-mounted	Y	Y	Y	Y	Y	Y	Y
Solar photovoltaic installation, canopy-mounted <sup>11</sup>	Y	Y	Y	Y	Y	Y	Y
Small-scale ground-mounted solar photovoltaic installation	Y	Y	Y	Y	Y	Y	Y
<b>Home occupation</b>							
Home professional office	N	N	N	N	N	N	N
Home personal service	N	N	N	N	N	N	N
Home business workshop	N	N	N	N	N	N	N
Home hospitality or tourism establishment	N	N	N	N	N	N	N
Home specialty retail	N	N	N	N	N	N	N
<b>EXTENSIVE USES</b>							
Golf course	N	N	N	N	BA	N	PB
<b>INSTITUTIONAL USES</b>							
Cultural use	Y	Y	Y	N	BA	BA	N
Hospital	N	N	N	N	N	PB	PB

Town of Northborough, MA  
§ 7-05-030

USE REGULATIONS

§ 7-05-030

Table 1. Table of Uses. Part B. Commercial and Industrial Districts.							
USES	DB	BE	BW	BS	HB	HBSW	I
Medical clinic or ambulatory surgery center	N	N	BA	BA	Y	Y	Y
Nursing home or rest home	BA	BA	BA	N	BA	BA	N
Adult day care	BA	BA	BA	BA	BA	BA	BA
Non-profit club or membership organization	Y	Y	Y	Y	BA	BA	N
<b>MIXED USES</b>							
Limited mixed-use building	Y	Y	Y	BA	N	N	N
Artist live/work unit	Y	BA	BA	BA	N	N	N
Shop for custom work	Y	Y	Y	BA	BA	PB	PB
Vertical mixed-use development	Y	Y	Y	BA	N	N	N
Horizontal mixed-use development	BA	N	BA	BA	N	N	N
Farm business	N	Y	Y	N	N	N	N
Continuing care retirement community	N	N	BA	N	N	BA	N
<b>BUSINESS USES</b>							
<b>Trade</b>							
Retail store <sup>12</sup>	Y	Y	Y	Y	Y	Y	N
Drive-through retail <sup>13</sup>	N	BA	BA	BA	BA	BA	N
Art studio or gallery	Y	Y	Y	N	Y	Y	N
Commercial greenhouse	N	Y	Y	BA	Y	PB	N
Wholesale trade	N	N	BA	BA	Y	PB	Y
Grain, lumber, construction or garden supply sales	N	N	BA	N	Y	PB	Y
Temporary outdoor sales of holiday horticultural products	Y	Y	Y	Y	Y	Y	Y
<b>Hospitality and Food Services</b>							

Town of Northborough, MA  
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NORTHBOROUGH CODE

§ 7-05-030

Table 1. Table of Uses. Part B. Commercial and Industrial Districts.							
USES	DB	BE	BW	BS	HB	HBSW	I
Bed and breakfast; inn	Y	Y	Y	BA	BA	BA	N
Hotel, motel or conference center	BA	N	BA	BA	Y	PB	PB
Restaurant, excluding alcoholic beverages	Y	Y	Y	BA	Y	Y	N
Restaurant, including alcoholic beverages	BA	BA	BA	BA	Y	Y	N
Nanobrewery or brew pub	BA	BA	BA	BA	BA	Y	PB
Microbrewery	N	BA	BA	BA	BA	Y	PB
Brewery, distillery, or winery	N	N	N	N	N	PB	PB
Deli, sandwich shop, pizza shop	Y	Y	Y	Y	Y	Y	N
Drive-through food service	N	BA	BA	BA	BA	BA	N
Catering service	BA	Y	Y	Y	Y	Y	N
<b>Recreation and Entertainment</b>							
Commercial recreation, indoor	BA	BA	BA	BA	BA	Y	Y
Commercial recreation, outdoor	N	N	BA	N	BA	PB	PB
Commercial amusement	BA	BA	BA	BA	BA	BA	N
<b>Financial or Professional Services</b>							
Bank	Y	Y	Y	BA	Y	Y	N
Automated teller machine <sup>14</sup>	Y	Y	Y	BA	Y	Y	N
Professional or business office	Y	Y	Y	Y	Y	Y	Y
Medical or dental office	Y	Y	Y	Y	Y	Y	Y
Co-working space	Y	Y	Y	Y	Y	Y	Y
<b>Services</b>							
Personal service establishment	Y	Y	Y	Y	Y	Y	N

Town of Northborough, MA  
§ 7-05-030

USE REGULATIONS

§ 7-05-030

Table 1. Table of Uses. Part B. Commercial and Industrial Districts.							
USES	DB	BE	BW	BS	HB	HBSW	I
Postal service	Y	Y	Y	BA	N	N	N
Educational use, nonexempt	N	N	BA	BA	N	Y	PB
Repair shop	BA	Y	Y	BA	Y	PB	N
<b>Vehicle Sales and Service</b>							
Auto filling or service station	N	N	N	N	BA	PB	PB
Auto repair shop	N	N	N	BA	BA	PB	PB
Auto body shop	N	N	N	N	BA	PB	PB
Auto sales	N	N	N	N	BA	PB	PB
Commercial parking	N	BA	BA	N	BA	PB	PB
<b>Other Business Uses</b>							
Veterinary clinic	N	BA	BA	BA	BA	Y	N
Kennel	N	N	BA	N	N	PB	Y
Funeral home	BA	BA	BA	N	N	N	N
Adult uses	N	N	N	N	BA	N	N
Commercial storage facility	N	N	N	BA	N	N	PB
Marijuana establishment <sup>15</sup>	N	N	N	N	N	N	N
Medical marijuana treatment center <sup>15</sup>	N	N	N	N	N	N	N
<b>PUBLIC SERVICE OR PUBLIC UTILITY</b>							
Bus stop, sheltered	BA	BA	BA	BA	BA	PB	PB
Public transportation terminal	N	N	N	N	BA	PB	PB
Public service or public utility	BA	BA	BA	BA	BA	PB	Y
Communication tower (including wireless communication facility)	PB	PB	PB	PB	PB	PB	PB
<b>INDUSTRIAL USES</b>							
Light manufacturing	N	N	N	BA	N	N	PB
Maker space	N	N	N	N	N	N	PB

Town of Northborough, MA  
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Table 1. Table of Uses. Part B. Commercial and Industrial Districts.							
USES	DB	BE	BW	BS	HB	HBSW	I
Research and development	N	N	N	N	N	N	Y
Data processing center and records storage	N	N	N	BA	N	N	Y
Printing and publishing	N	N	N	N	N	N	Y
Large-scale ground-mounted solar photovoltaic installation	N	N	N	N	N	N	Y
<b>Transportation and Distribution Uses</b>							
Warehouse	N	N	N	BA	N	N	PB
Trucking, rail or freight facility, or parcel distribution facility	N	N	N	N	N	N	PB
<b>Other Industrial Uses</b>							
Natural resource extraction	N	N	N	N	N	N	PB
Fuel storage	N	N	N	N	N	N	PB
Contractor's yard or lumber yard	N	N	N	N	N	N	PB
Heliport	N	N	N	N	N	N	PB
Accessory uses; see Section 7-05-020(J)	N	N	N	BA	N	N	Y
Hazardous waste facility	N	N	N	N	N	N	PB
Solid waste disposal facility	N	N	N	N	N	N	PB

- 9 In the Downtown Business District, the maximum number of single-family attached units on a lot shall be four units.
- 10 The maximum number of multifamily units on a lot shall be six units by special permit in the Downtown Business and Business West Districts.
- 11 Canopy installations may be sited in business and industrial zoning districts when the entire array is located over a single, contiguous parking area.



TOWN OF NORTHBOROUGH Building Department  
Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5000 • Fax 508-393-3131

## ZONING INTERPRETATION REQUEST FORM

RECEIVED  
MAY 03 2016

Property Address: 460 Whitney St. Northborough, MA 01532

Does the Property Have: Public Water: Yes  No  Public Sewer: Yes  No

Current Use: Undeveloped parcel with water and sewer stubbed to the property in 2003.

Proposed Use: Stanley Steamer is in the process of purchasing the parcel with the intent to construct a 15,000 sq ft building with associated parking, walkways and landscape improvements.

The building would consist of a 1500 sq ft office with the rest of the area

Applicant Name: Brian Farrell Phone Number: 410-251-0654

Email Address: BrianFarrell@steamer.com

Map & Parcel Number: 617 For Official Use Only 7-07-010 D.(c)(3)

Property Zoning District: I Bylaw Citation for Proposed Use 7-05-030 Table of Uses Part B

Is the proposed use allowed in the Zoning District: Yes  By PB  By ZBA  No

Comments: Use is allowed by right for business office and warehouse. New construction must conform to all setbacks and restrictions set forth in the groundwater protection overlay district Area 3

Groundwater Protection Overlay District Determination: Area 1  Area 2  Area 3  N/A

Does the use require a GPOD Special Permit: Yes  No  N/A

Is a special permit required: Yes  No  N/A

Signature: Joseph M. Atchue  
Joseph M. Atchue  
Inspector of Buildings/Zoning Enforcement Officer

Date: 3/7/16

This Zoning Interpretation is for informational purposes only. This Zoning Interpretation does not give permission to construct, alter, demolish or change the use of a property. This interpretation may require a variance and/or special permit which is granted by either the Zoning Board of Appeals (ZBA)/Planning Board (PB) or both.

460 Whitney Street • Northborough, MA

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Easy access to Rt. 290 and 495



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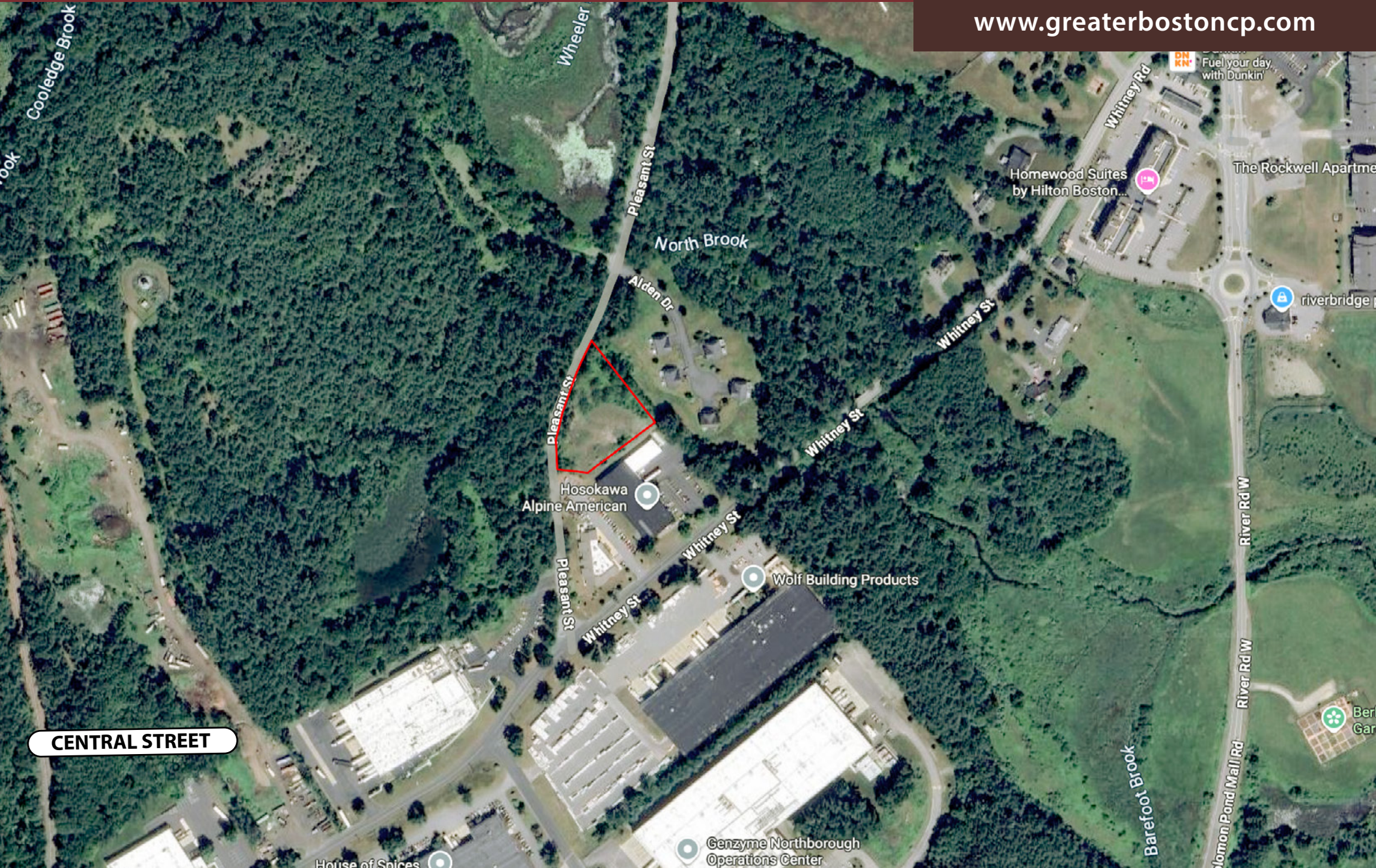
44 Bearfoot Road, Suite 375, Northborough, MA 01532

FOR SALE

460 Whitney Street • Northborough, MA

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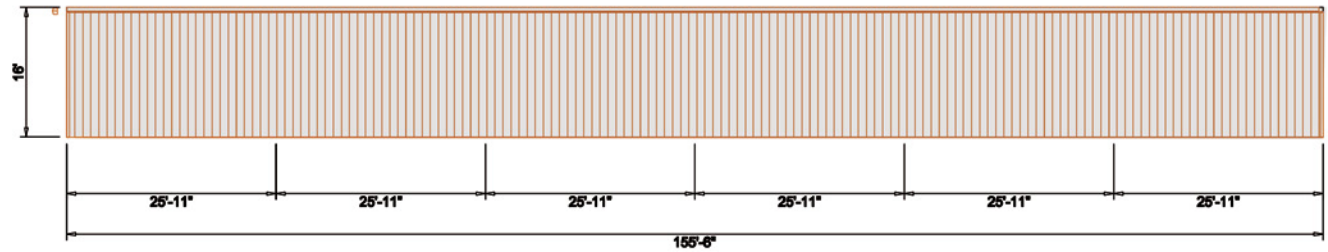


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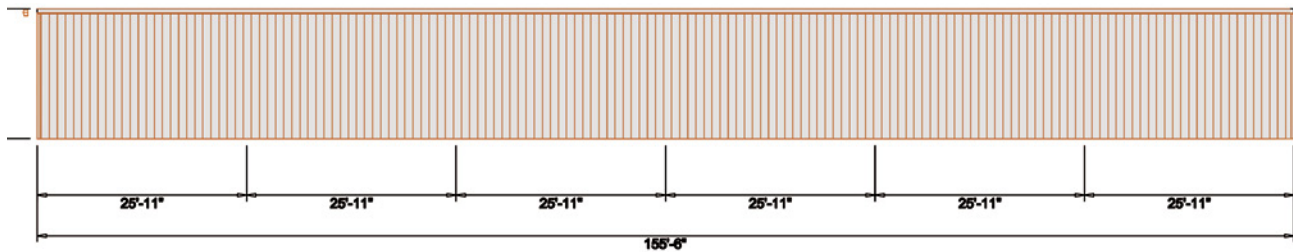
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FOR SALE

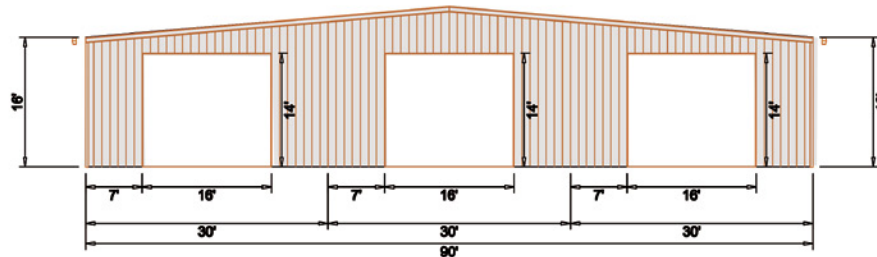
### Front Wall



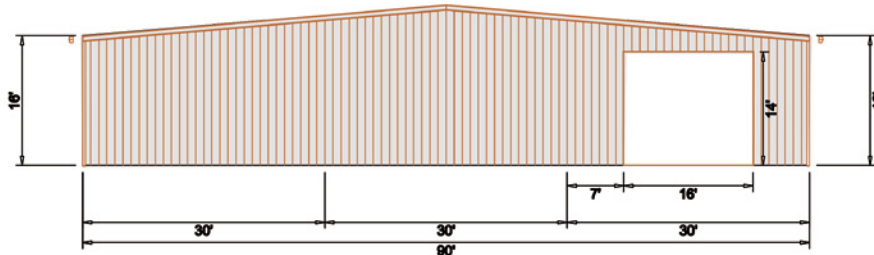
### Back Wall



### Right Wall



### Left Wall



### Contact Exclusive Agent:

**James Keefe**

Vice President

[james@greaterbostoncp.com](mailto:james@greaterbostoncp.com)

508-948-3474



James Keefe earned his Bachelor of Arts in American Studies from Providence College in 2006 after graduating from St. Sebastian's School. James is a native of Wellesley, MA and began his career in commercial real estate with CBRE, working in property management. James worked for eight years in private wealth management where he helped clients minimize their taxes when selling real estate. James' core focus is investment sales along the Route 9 and Route 1 corridors.

**Legal Disclaimer:** Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.