

# FLEX SPACE FOR LEASE

Move-In Ready - 2,000± SF

Warehouse/Storage & Office Space

**40 Southville Road Southborough, MA 01772**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5 Commonwealth Road, Suite 1A  
Natick, MA 01760  
508 820 2700 tel  
**parsonscore.com**





## 40 Southville Road

Southborough, Massachusetts 01772

### Property Overview

NAI Parsons Commercial Group - Boston is pleased to offer for lease a 2,000± SF flex, warehouse/storage & office space at 40 Southville Road in Southborough, Massachusetts. The warehouse was recently expanded and is move-in ready.

Superior commuter location. Equidistant between Boston and Worcester. 40 Southville Road offers a great location for companies that need easy highway access and commuter rail access.

In addition to the commuter MBTA Station, other nearby amenities nearby include Starbucks, Vin Bin Cafe, Tomaso Trattoria and Hola Restaurant and Tequila Bar.

Southborough also has a strong workforce across many sectors and is home to many well known companies and institutions such as Dell EMC, Sevcon, UPS, Eagle Leasing, Reliant Medical, Harvard University (Southborough Campus) and more.

### Lease Information

Available Space	2,000± SF
Property Type	Industrial - Flex
Space Type	Warehouse/Storage & Office
Loading	One - 14' x 14' Grade Level Overhead Door
Ceiling Height	15' - 18'
Year Built/Renovated	2010/2024

### For More Information

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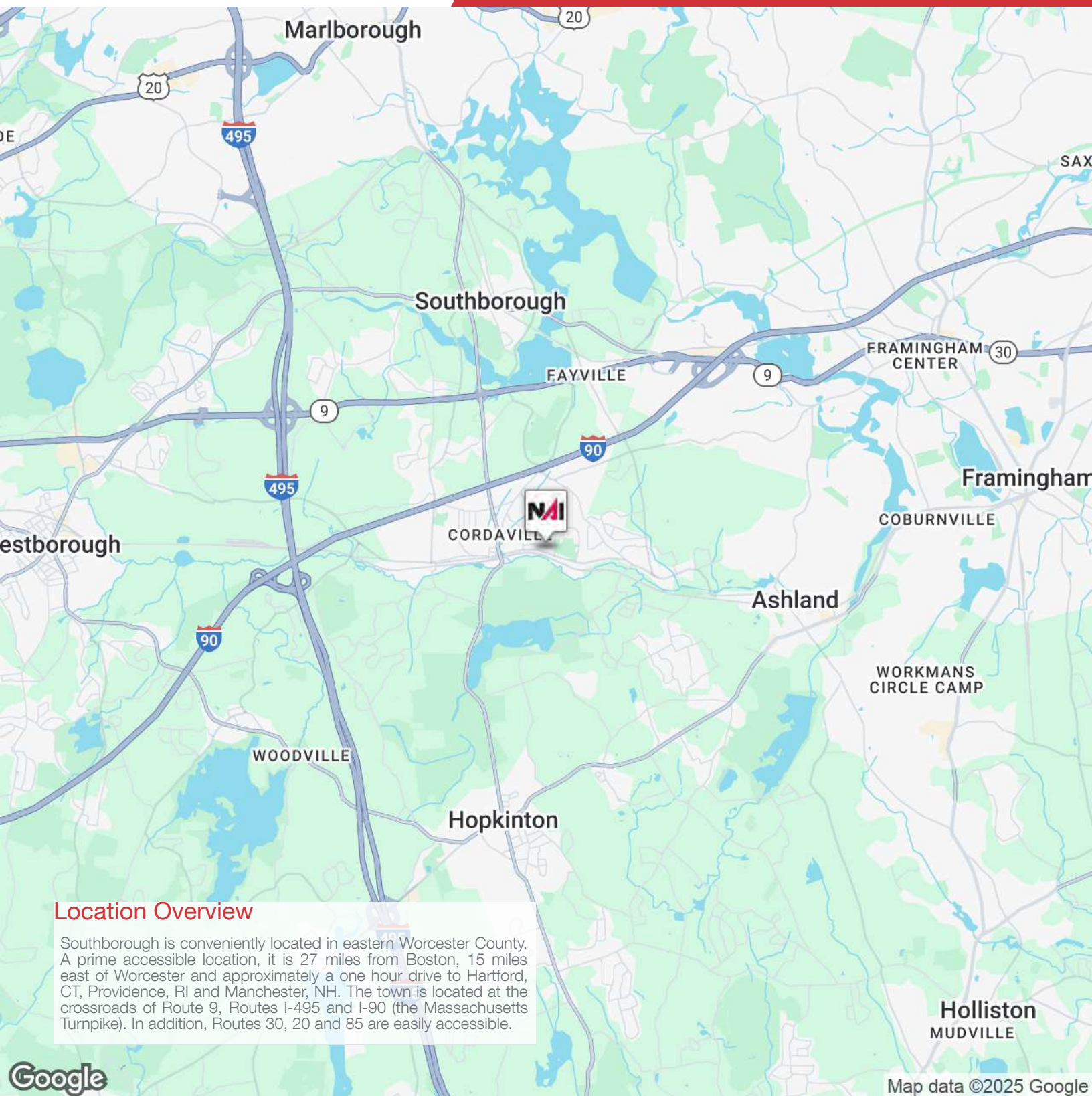
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## Location Overview

Southborough is conveniently located in eastern Worcester County. A prime accessible location, it is 27 miles from Boston, 15 miles east of Worcester and approximately a one hour drive to Hartford, CT, Providence, RI and Manchester, NH. The town is located at the crossroads of Route 9, Routes I-495 and I-90 (the Massachusetts Turnpike). In addition, Routes 30, 20 and 85 are easily accessible.

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