

FOR LEASE

500 - 71,000 SF | SPACE AVAILABLE

1 MAIN STREET WHITINSVILLE MA

NAI Parsons Commercial
Group Boston

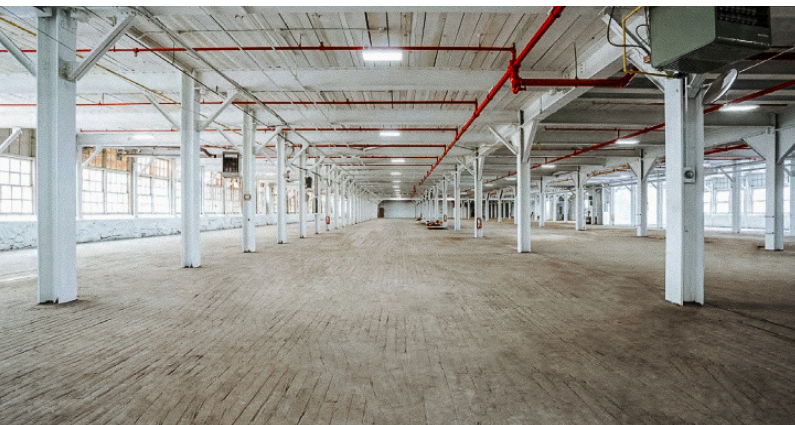
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1 MAIN STREET WHITINSVILLE, MA



PROPERTY INFORMATION

NAI | Parsons Commercial Group | Boston is pleased to present the opportunity to lease multiple open spaces at 1 Main Street, Whitinsville, Massachusetts. Originally built in 1847 as the Whitin Machine Works, this historic property has been completely reimagined and transformed into a vibrant commercial hub.

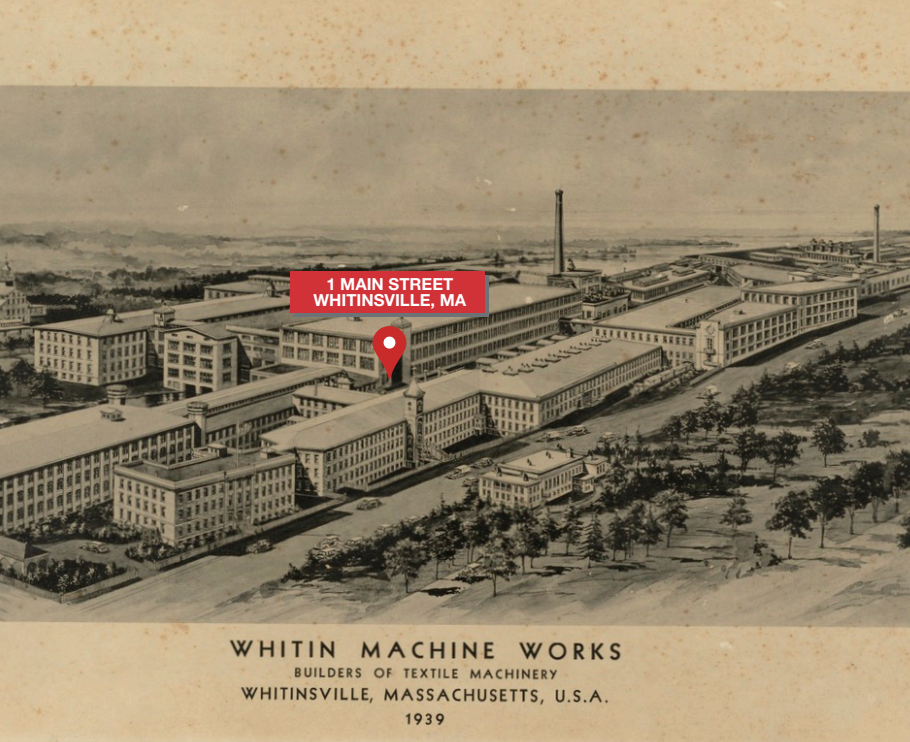
Located in downtown Whitinsville, this property offers proximity to major routes, including Route 495, the Mass Pike, and Route 146. The building is safe and secure, with on-site maintenance staff available five days a week and 24/7 on-call service.

This unique property is an excellent opportunity for businesses looking to establish themselves in a thriving and historic location.



OFFERING SUMMARY

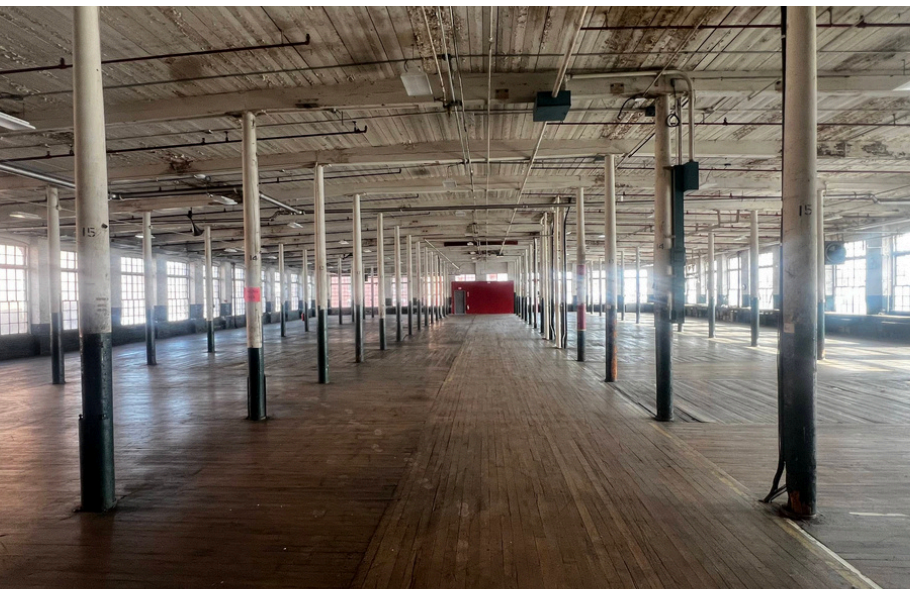
Lease Rate	Negotiable (\$3 - \$8 NNN)
Available SF:	500 - 71,000 SF
Lot Size:	28.84 AC
Building Size:	1,456,485 SF

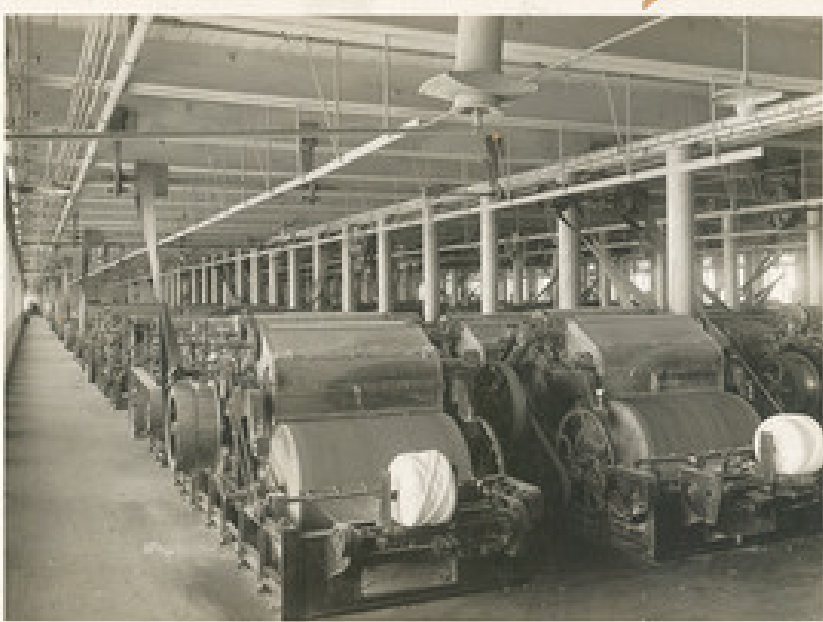


1 MAIN STREET WHITINSVILLE, MA

PROPERTY AVAILABILITY

Building #4 1st Floor	Office & Light Manufacturing: 2,000 SF
Building #4 2nd Floor	500 SF, 800 SF, 1,100 SF
Building #8 2nd Floor	Industrial: 6,500 SF
Building #9 4th Floor	Industrial: 30,000 SF
Building #13 3rd Floor	Flex: 28,000 SF
Building #13 1st Floor	Flex: 3,600 SF





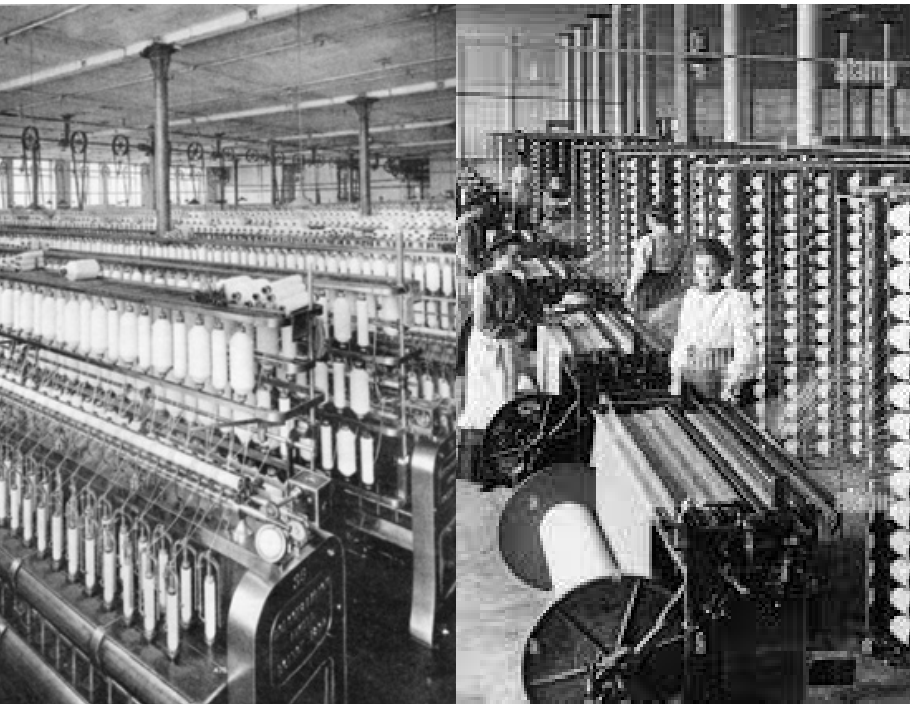
PROPERTY SUMMARY

Location:

1 Main Street, Whitinsville, is ideal for industrial tenants with its strategic location just 5 minutes from Route 146, 20 minutes from I-90 and I-495, and within 20–40 minutes of Worcester, Providence, and Boston. The area offers excellent transportation access, a skilled labor pool, and an industrial heritage rooted in manufacturing, making it perfect for logistics and operations.

Operational:

Its history as part of the Whitin Machine Works ensures robust support for industrial operations, complemented by excellent highway access for seamless distribution. Fully serviced by an ample number of loading docks, freight elevators, and plenty of electricity for heavy industrial operations.



BUILDING 4 | FLOOR 1

Square Footage: 2,000 SF

Rent: \$8.00 \$/SF

1 MAIN STREET
WHITINSVILLE, MA



PROPERTY HIGHLIGHTS



FOUR LOADING DOCKS



HEAT INCLUDED

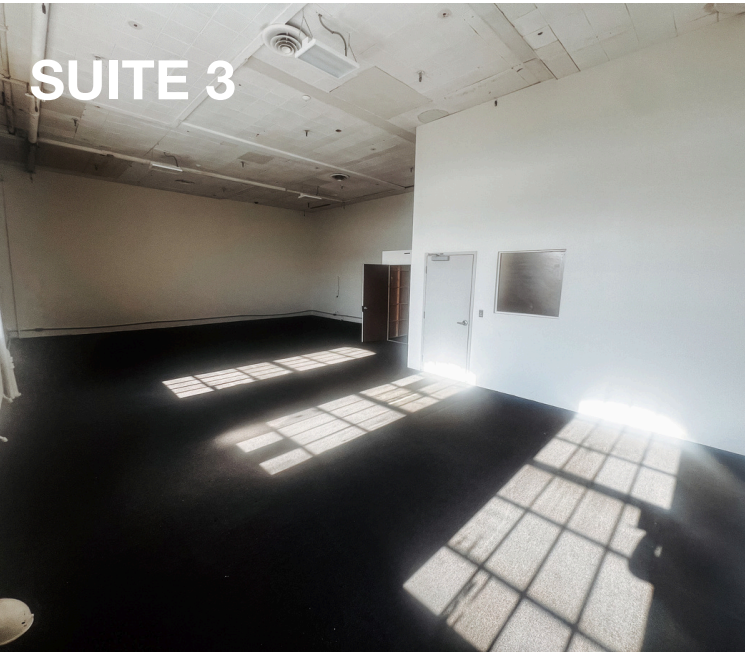


ELECTRIC METER
SEPARATE

BUILDING 4 | SUITES: 3,4,7

Located on the second floor of building 4
acesable from stairwells and elevators.

1 MAIN STREET
WHITINSVILLE, MA



SUITE 3



SUITE 4



SUITE 7

Square Foot	500 SF
Rent	\$550 per month
Clear Height	≈ 12'

Square Foot	1,100 SF
Rent	\$1,200 per month
Clear Height	≈ 12'

Square Foot	800 SF
Rent	\$850 per month
Clear Height	≈ 12'

BUILDING 8 | FLOOR 2

Total Space Available: 6,500 SF

Rent: \$6.00 \$/SF Gross

1 MAIN STREET
WHITINSVILLE, MA



PROPERTY HIGHLIGHTS



DIRECT DOCK ACCESS



ELECTRIC INCLUDED



ELECTRIC METER
SEPARATE

BUILDING 9 | FLOOR 4

Total Space Available: 30,000 SF
Rent: \$3.00 \$/SF Gross

1 MAIN STREET
WHITINSVILLE, MA



PROPERTY HIGHLIGHTS



OFFICE/FLEX SPACE



ELEVATOR/STAIRWELL
ACCESS



TWO BATHROOM ACCESS



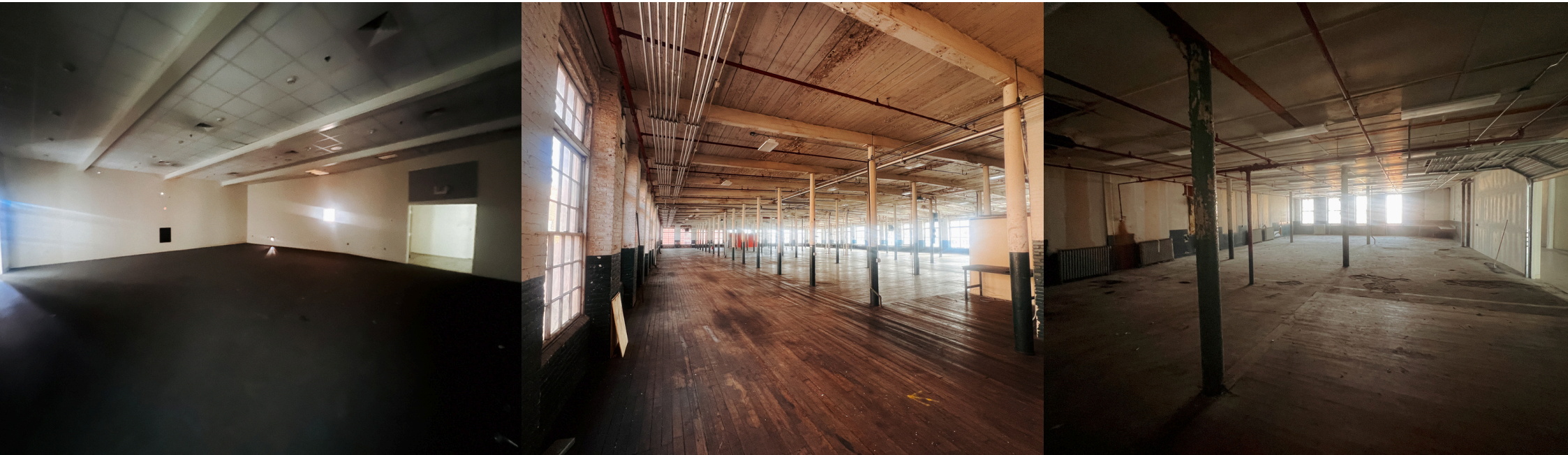
LOCKER ROOM

BUILDING 13 | FLOOR 3

Total Space Available: 28,000 SF

Rent: \$3.00 \$/SF Gross

1 MAIN STREET
WHITINSVILLE, MA



PROPERTY HIGHLIGHTS



ELEVATOR/STAIRWELL
ACCESS



BATHROOM ACCESS



EXPANSIVE WINDOWS
& NATURAL LIGHT.

BUILDING 13 | FLOOR 1

Total Space Available: 3,600 SF
Rent: \$6.00 \$/SF Gross

1 MAIN STREET
WHITINSVILLE, MA



PROPERTY HIGHLIGHTS



LOADING DOCK



BATHROOM ACCESS



HEAT AND ELECTRIC



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