

233 TURNPIKE RD

WESTBOROUGH, MA



Opportunity Overview

ABG Commercial Realty is proud to offer the exclusive leasing opportunity at 233 Turnpike Road, Westborough, MA. This former car dealership and landscape equipment distributor sits on a 2.3-acre site and includes a 14,860 square foot main building along with a 2,000 square foot outbuilding for additional storage. The property's prime location on heavily trafficked Route 9 offers excellent visibility, making it ideal for retail businesses with industrial or outdoor storage needs. The expansive paved outdoor area and ample parking provide flexibility for a variety of business operations, enhancing its appeal for tenants seeking both showroom and functional space.

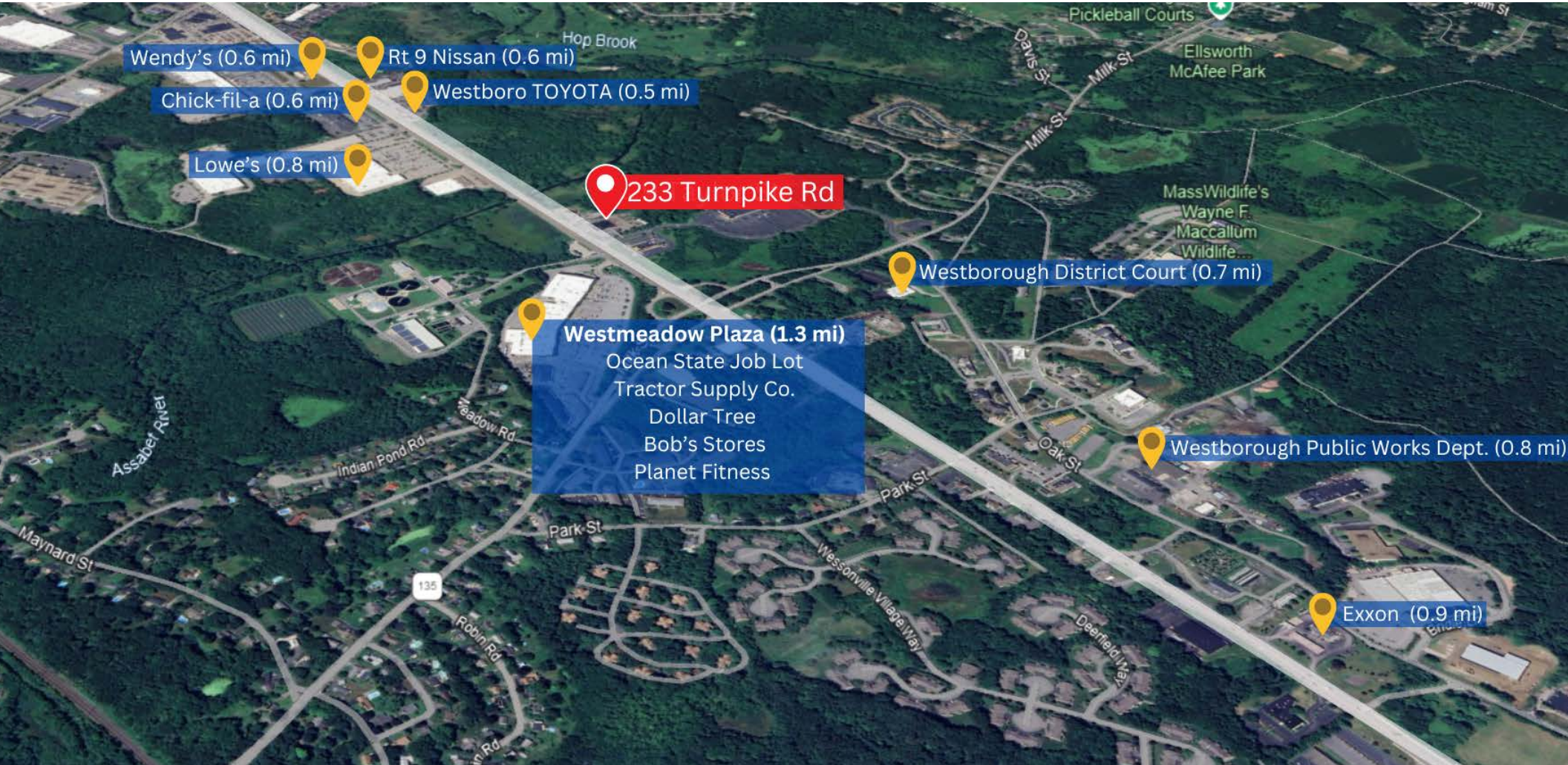
The main building is equipped with a high bay shop area suitable for industrial or vehicle service use, a retail showroom to display products, and office support areas to efficiently manage administrative tasks. With its blend of industrial and retail features, large outdoor storage capacity, and high-traffic location, 233 Turnpike Road presents a unique opportunity for businesses looking to establish a presence in a versatile, well-located property.



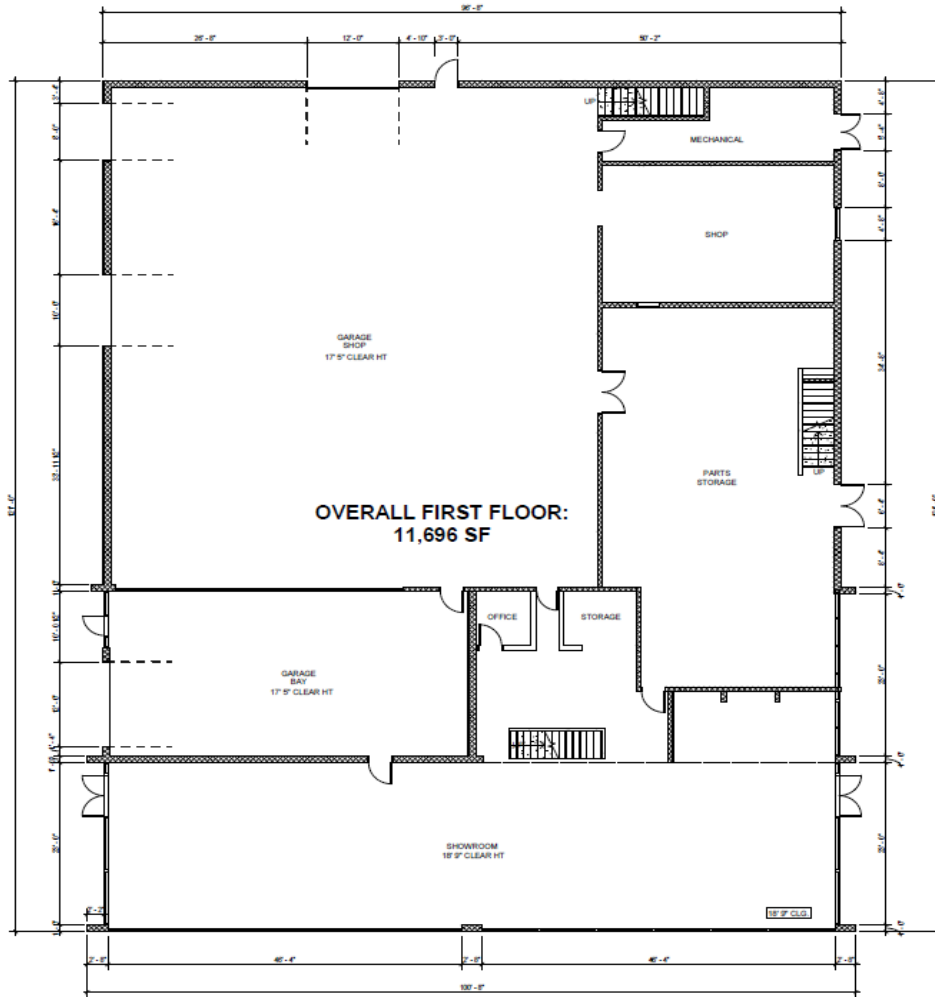
HIGHLIGHTS

- 2.3-acre site with ample outdoor storage and parking
- Prime Route 9 location for maximum exposure and high traffic counts
- 20 FT high bay service area for versatile business operations
- Land display areas to showcase products or inventory
- Highly visible building facade
- Zoning allows for a wide range of commercial uses

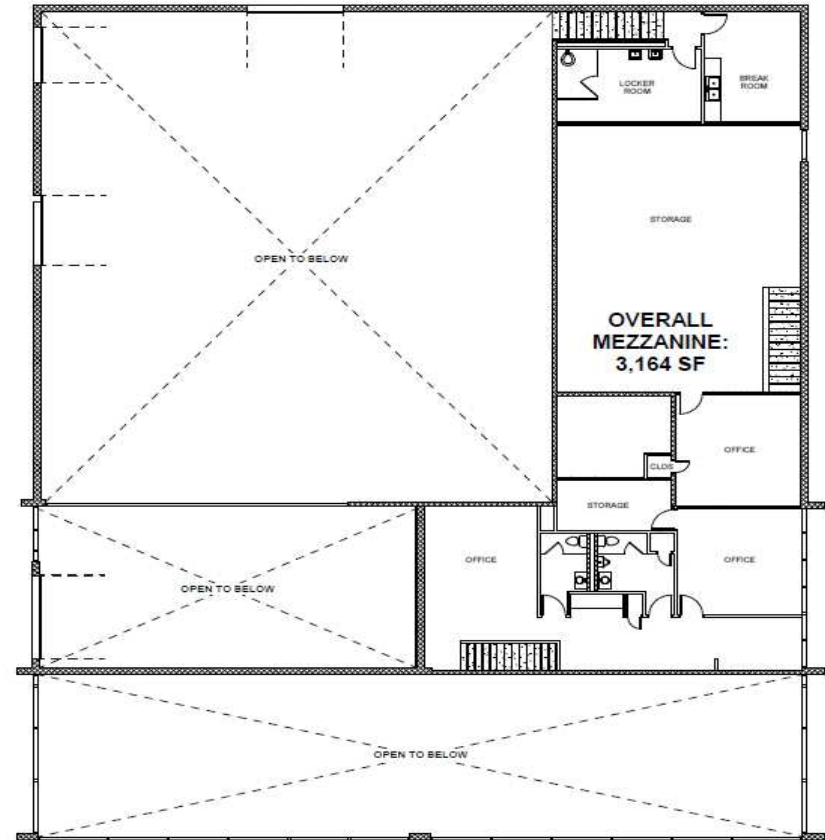
AREA OVERVIEW



FLOOR PLAN



1 FIRST FLOOR EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



2 MEZZANINE EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"

SITE PLAN



CONTACT INFORMATION



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