



WESTBORO  
ROAD

GRAFTON, MA



**±200,000 SF AVAILABLE**  
**TWO CLASS-A INDUSTRIAL/  
MANUFACTURING BUILDINGS**  
PROPOSED NEW CONSTRUCTION



# BUILDING OVERVIEW

Introducing 124 Westboro, a two-building development boasting  $\pm 200,000$  SF of proposed brand-new construction. These buildings are designed to accommodate various user types, including R&D, high-bay, flex, and industrial tenants. The spacious floor plans offer the flexibility of sub-dividable plate sizes, ranging from 50,000 SF to a full-building opportunity.



# SITE PLAN



# BUILDING SPECIFICATIONS

## AVAILABILITY

±50,000 - 100,000 SF PER BUILDING  
WAREHOUSE: 95,000 SF  
OFFICE: 5,000 SF

## BUILDING DEPTH

BUILDING A: 198'  
BUILDING B: 220'

## BUILDING WIDTH

BUILDING A: 500'  
BUILDING B: 450'

## CLEAR HEIGHT

36'

## COLUMN SPACING

MINIMUM 50' X 50'

## LOADING

BUILDING A:  
16 DOCK DOORS WITH LEVELERS;  
1 DRIVE-IN DOOR  
BUILDING B:  
14 DOCK DOORS WITH LEVELERS;  
1 DRIVE-IN DOOR

## PARKING

BUILDING A: 232 AUTO SPACES  
BUILDING B: 248 AUTO SPACES

## LIGHTING

LED SENSOR LIGHTING,  
40 FOOT CANDLES

## FIRE PROTECTION

ESFR SPRINKLERS

## POWER

4,000 AMP, 480 VOLT, 3-PHASE  
ELECTRICAL SERVICE PER BUILDING

## ROOF

24" WIDE CFR-24 GALVALUME  
METAL ROOF PANEL

## FLOOR SLAB

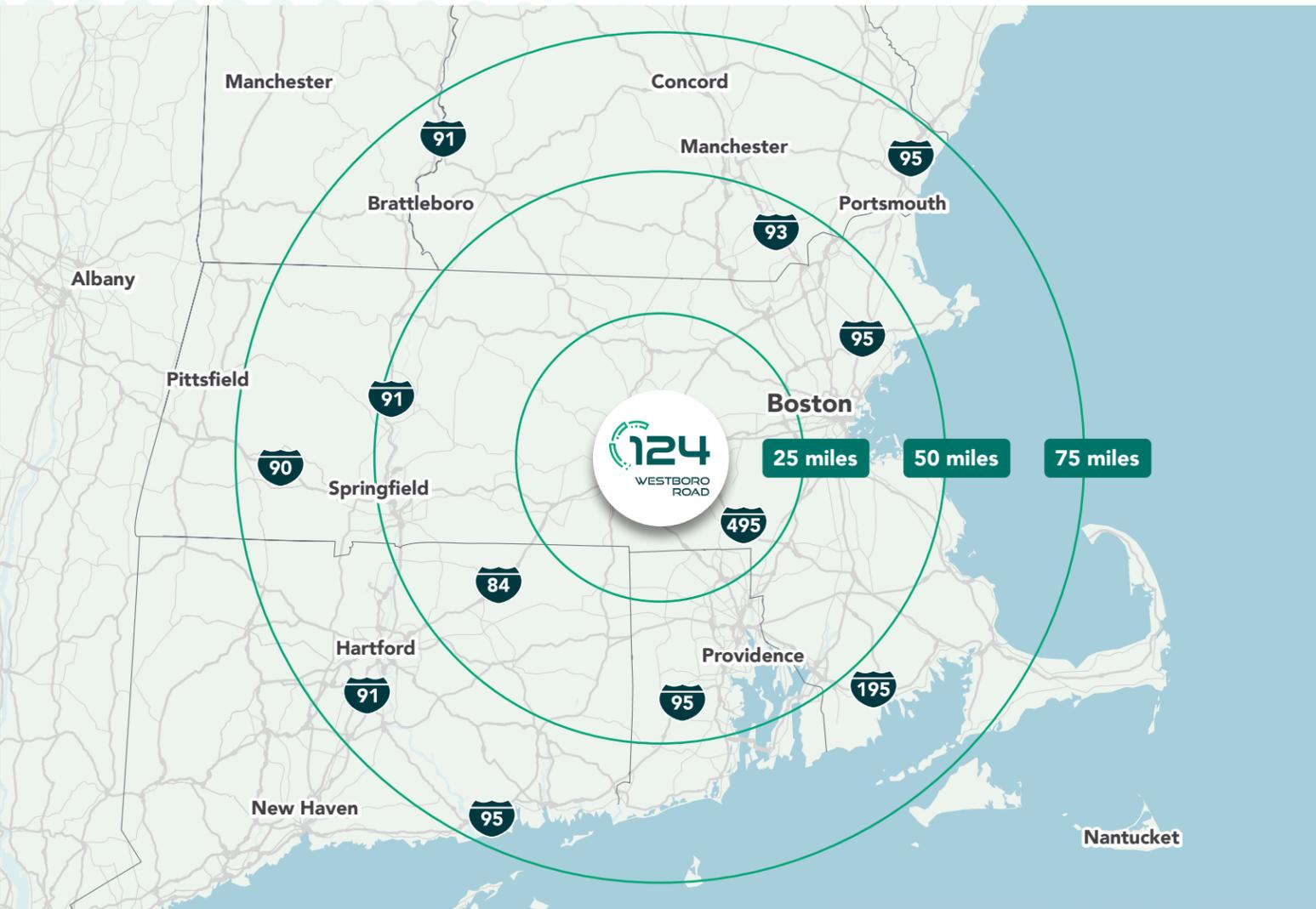
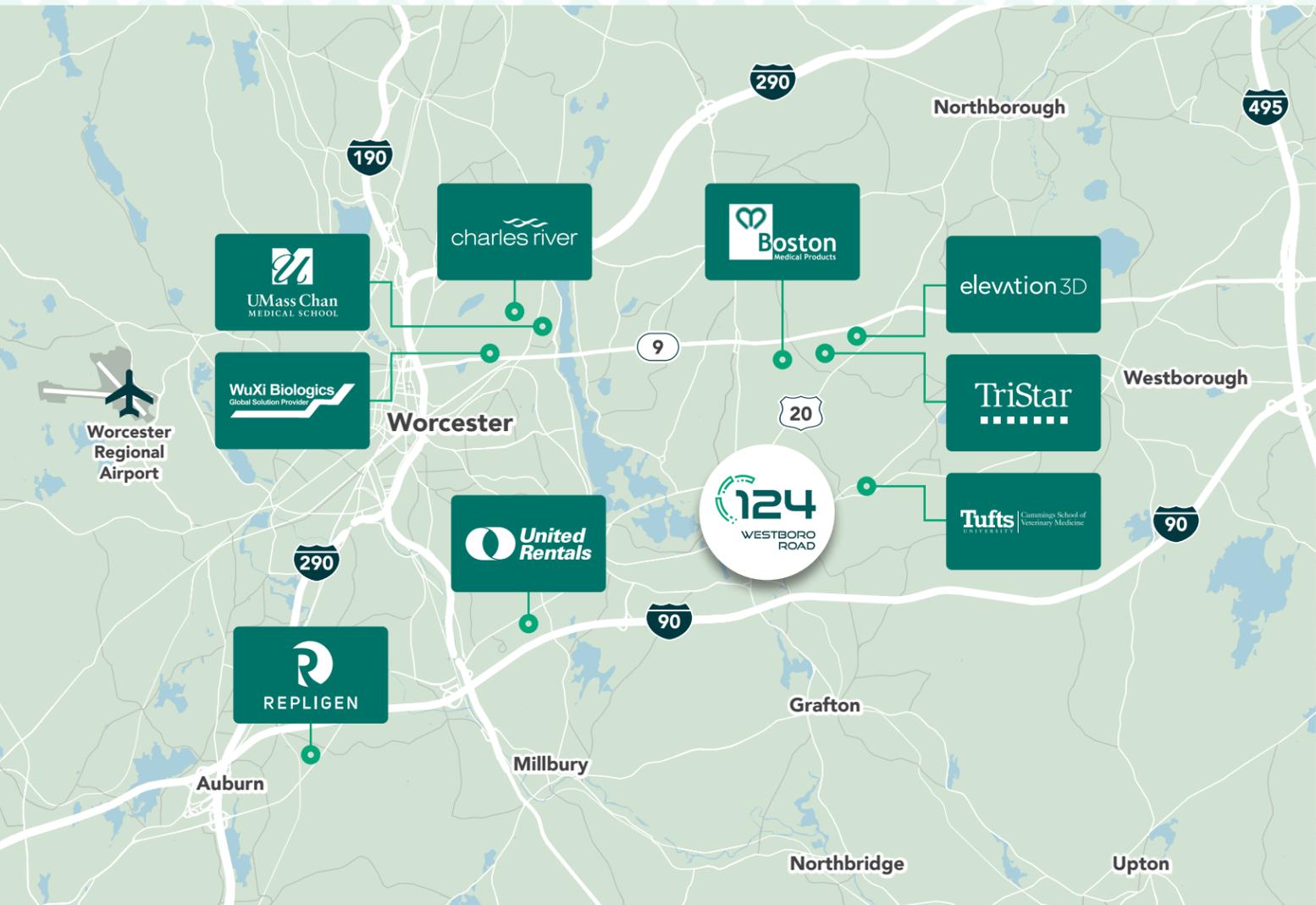
7" THICK WITH COMPRESSION STRENGTH OF  
4,000 PSI

## UTILITIES

GAS: EVERSOURCE  
ELECTRIC: NATIONAL GRID  
WATER/SEWER: MUNICIPAL

# CORPORATE NEIGHBORS

# DRIVE TIMES



## FLEX R&D LABOR POPULATION NUMBERS



**5 MILES:** 8,136 EMPLOYEES  
**10 MILES:** 12,027 EMPLOYEES  
**20 MILES:** 31,433 EMPLOYEES

## DRIVE TIMES



**WORCESTER MA:** 15 MINUTES  
**BOSTON MA:** 45 MINUTES  
**PROVIDENCE RI:** 50 MINUTES  
**HARTFORD CT:** 1 HOUR  
**MANCHESTER NH:** 1 HOUR 15 MINUTES

**±200,000 SF  
AVAILABLE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

**BOB MCGUIRE**  
robert.mcguire@jll.com  
+1 508 361 4230

**ROB WALLEES**  
robert.walles@jll.com  
+1 617 620 1454

**JOE FABIANO**  
joe.fabiano@jll.com  
+1 781 844 7893

**RACHEL MARKS**  
rachel.marks@jll.com  
+1 508 259 2440



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.