

STATE-OF-THE-ART FLEX / R & D SPACE FOR LEASE

300

FOSTER STREET
LITTLETON, MA

PROPERTY DESCRIPTION

300 Foster Street is a state-of-the-art, research and development building in Littleton MA. The available 47,703 square feet breaks down as follows:

20,799 square feet - High Bay Warehouse and Manufacturing

- 18'7" Clear Height
- Fully Air conditioned
- Exclusive 1600 amp, 480V, 3 phase electrical service
- 2 tailboard loading docks
- 1 drive in door with ramp
- Power Drops throughout

5,438 square feet - R & D / Lab / Light Manufacturing

- Applicable for numerous R & D uses
- Clear-span, in-place infrastructure

21,466 square feet - Class A Office/Lab/Light Manufacturing

- Flexible office layout that can be repositioned as light manufacturing, storage, lab space
- Conference rooms
- Private lobby/entryway
- Full size cafeteria
- Breakout Rooms

5,635 square feet - Mezzanine Space

- Option upon request
- Good for inventory storage
- Accessible by freight elevator from the main floor

PROPERTY SUMMARY

LEASE OFFERING

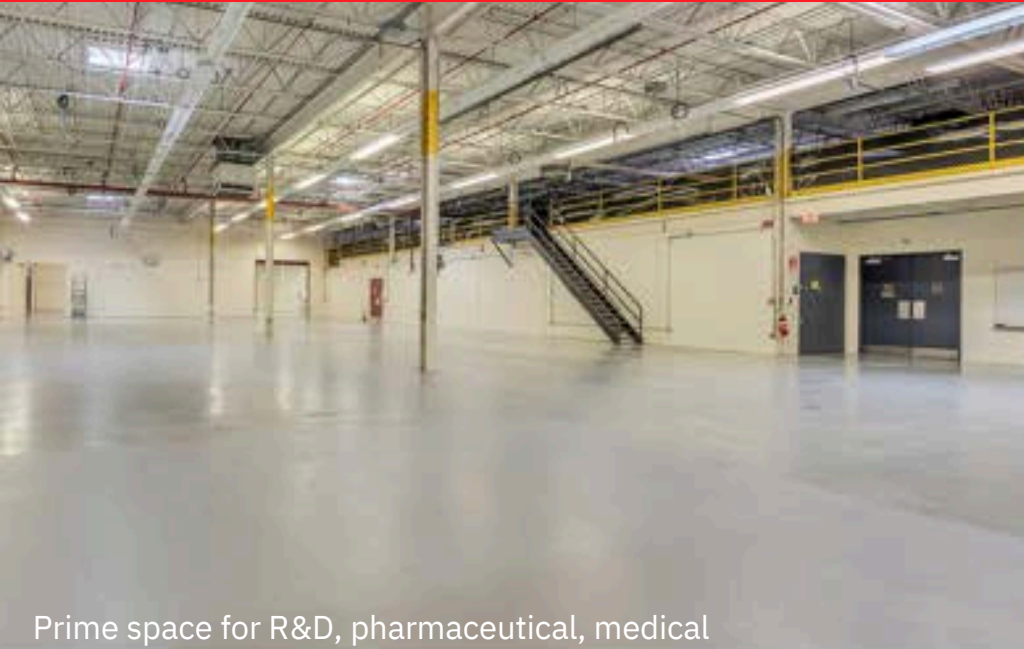
LEASE RATE: \$17.50 / SF plus
electricity

Building Size	154,436 SF
Rentable Square Feet	47,703
HVAC	Fully Air Conditioned, Gas Heat
Utilities	Town Water, Private Septic, Natural Gas
Power	1600 amp, 480V, 3 phase service
Clear Height	18'7"
Year Built	1982
Freight Elevator	Yes
Column Spacing	32' x 32'
Mezzanine	5,635 square feet
Parking Spaces	300 shared spaces
Cranes	2-ton bridge crane
Drive-Ins	1 Interior, 1 exterior
Loading Docks	2

EXTERIOR PHOTOS



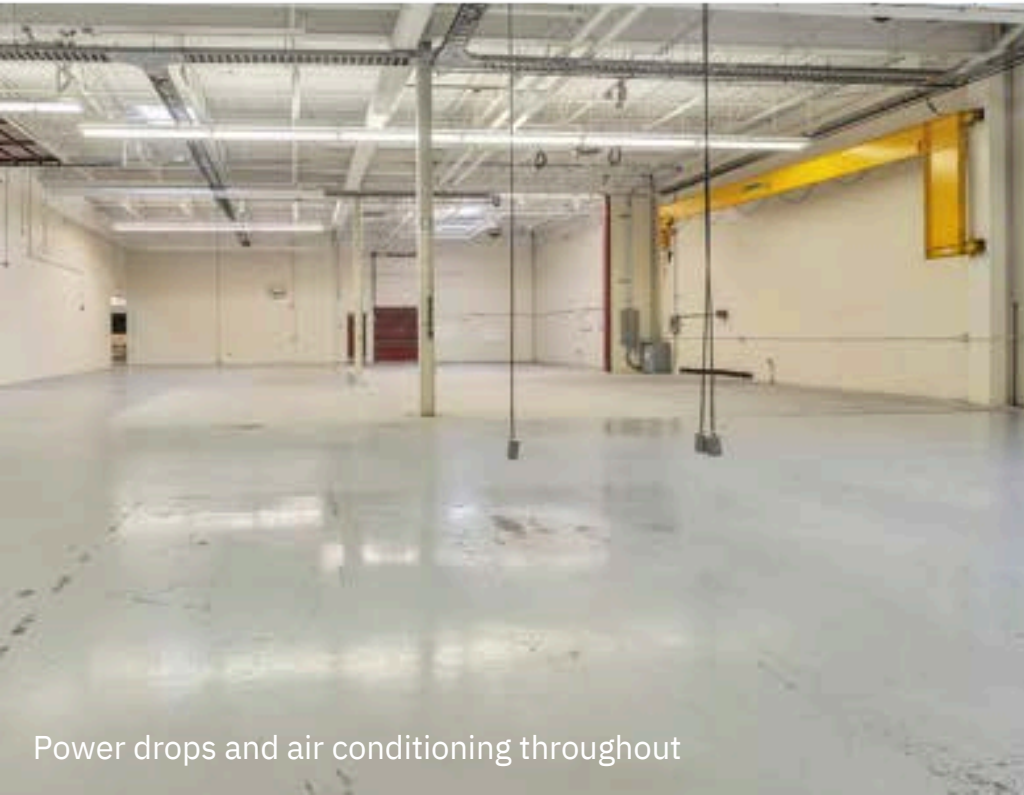
WAREHOUSE PHOTOS



Prime space for R&D, pharmaceutical, medical



Main Warehouse/Manufacturing area with 18'7" clear height



Power drops and air conditioning throughout



Loading area

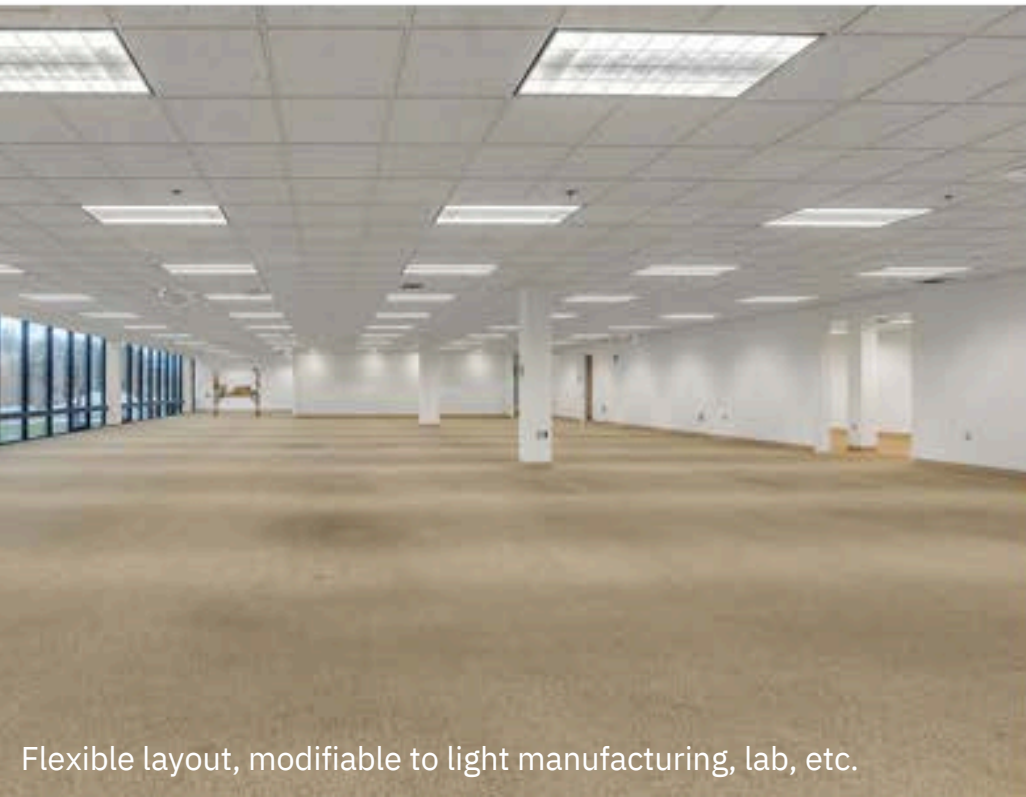
INTERIOR OFFICE PHOTOS



Modern office space with media enabled conference rooms



Private entrance and reception area



Flexible layout, modifiable to light manufacturing, lab, etc.



Large cafeteria with kitchen area

LITTLETON MARKET



RESEARCH & DEVELOPMENT

From state-of-the-art facilities to strategically located commercial spaces, Littleton provides the ideal canvass for your venture's success. Join a community of like-minded pioneers and leverage the town's strategic position with easy access to major highways and transportation networks.



ACCESSIBILITY | TRANSPORTATION

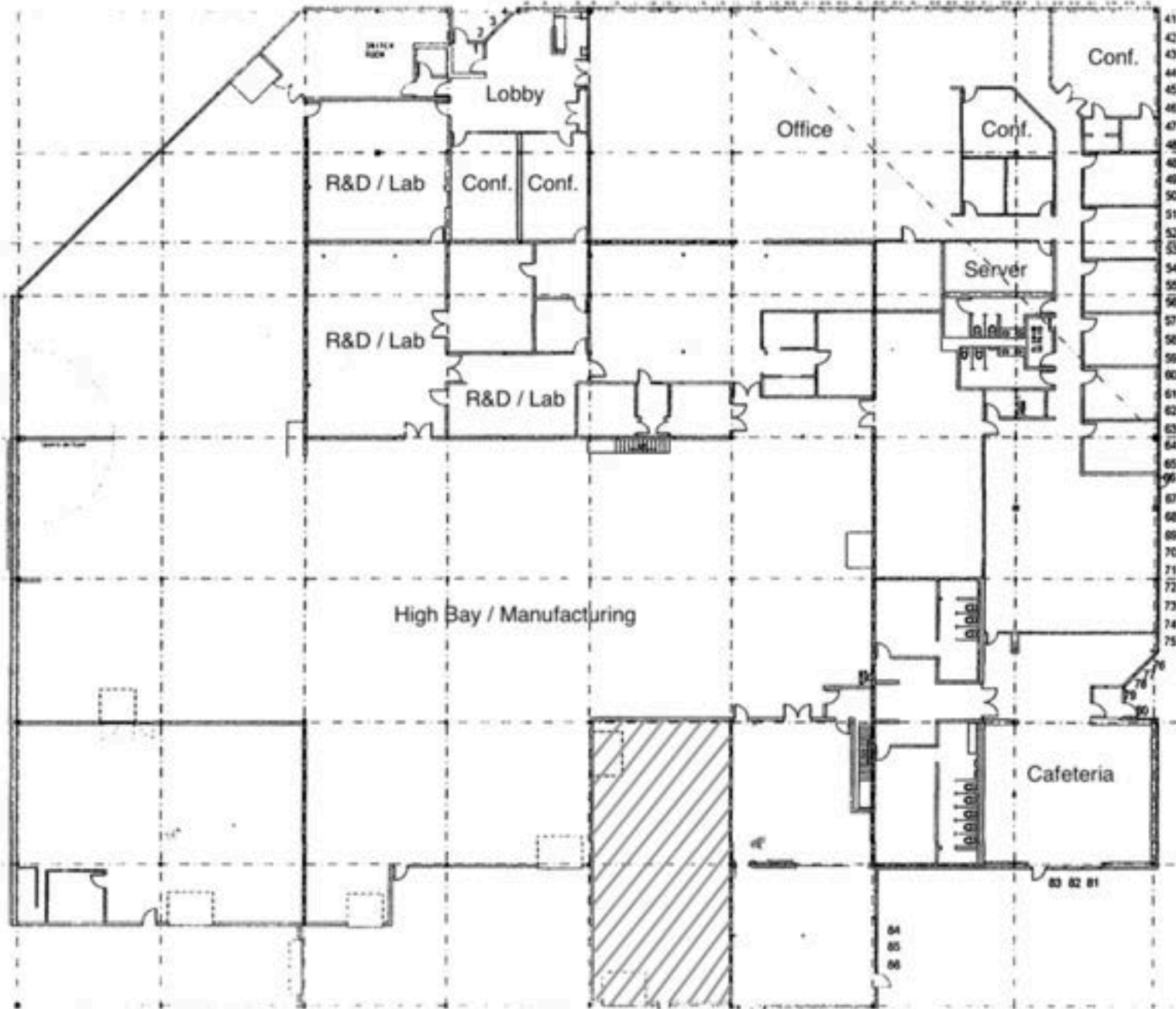
Enjoy the convenience of swift travel with proximity to I-495 and Route 2, linking to metropolitan areas and key destinations. Littleton's commuter rail station adds an extra layer of accessibility, connecting directly to Boston and beyond.



BUSINESS DEVELOPMENT

Dive into a strategic location that provides access to a skilled workforce, cutting-edge research facilities, and a business-friendly environment. Littleton's commitment to innovation is reflected in its flourishing business parks and commercial spaces, creating a conducive atmosphere for growth and collaboration.

FLOOR PLAN



LOCATION MAP

300 Foster is situated in the axis of Interstate 495 and Route 2. The direct highway access facilitates convenient shipping and receiving to all major markets in New England. This strategic location, combined with proximity to the nearby Littleton Train stop, provides employers with the opportunity to hire from a range of surrounding towns.



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LITTLETON, MA**

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