

FOR LEASE

±49,470 SF WAREHOUSE/FLEX/MANUFACTURING
ENTIRE BUILDING AVAILABLE

4

**CABOT ROAD
HUDSON, MA**

NAI Parsons Commercial
Group Boston



**±49,470 SF
WAREHOUSE/FLEX/
MANUFACTURING
BUILDING**



**ENTIRE BUILDING
AVAILABLE**



**3 DOCK DOORS
2 DRIVE-IN DOORS
EXCELLENT LOADING**



**±18'
CLEAR HEIGHT**



**1,000 AMP
480V POWER
3-PHASE**



**100% SPRINKLERED
HVAC THROUGHOUT**

ALEX WOOD
Director- Brokerage
Phone: +1 508 271 9251
awood@parsonscre.com

LENNY PIERCE
Sr. Director- Capital Markets
Phone: +1 508 271 9260
lpierce@parsonscre.com

ARLON I. BROWN, SIOR
Director- Brokerage
Phone: +1 508 271 9215
abrown@parsonscre.com

NAI | Parsons Commercial Group Boston
5 Commonwealth Road, Suite 1A
Natick, MA 01760
www.parsonscre.com | (508) 820-2700

4

CABOT ROAD HUDSON, MA

PROPERTY SUMMARY

Premier Warehouse, Flex & Manufacturing Opportunity Hudson, MA

NAI | Parsons Commercial Group | Boston is pleased to present the opportunity to lease 4 Cabot Road in Hudson, Massachusetts, a highly functional $\pm 49,470$ square foot warehouse/flex/manufacturing facility that is situated on approximately ± 10.99 acres within the established Cabot Woods Park.

The entire building is available for lease as a single-tenant facility, with the potential to accommodate subdivision. The property features approximately $\pm 44,550$ SF of open warehouse/manufacturing space complemented by $\pm 4,920$ square feet of two-level office space, offering an efficient layout for a wide range of industrial users. The facility is fully air conditioned and features 18' clear ceiling heights, three dock-high overhead doors with loading heights ranging from $\pm 12'$ to $16'$, two drive-in overhead doors, substantial power, and ample on-site parking. These features make the property ideally suited for manufacturing, assembly, warehousing, distribution, research & development, and industrial service operations.

Ideally located just 0.5 miles from Route 85, approximately 2.5 miles from both Interstate 495 and Interstate 290, and is located only 8 miles from the Massachusetts Turnpike (I-90), the property provides outstanding regional connectivity throughout the MetroWest, Greater Boston, Worcester, and broader New England market.



4

CABOT ROAD HUDSON, MA

PROPERTY HIGHLIGHTS



±49,470 SF WAREHOUSE/FLEX/ MANUFACTURING BUILDING

Entire building available
or divisible for qualified tenants



EXCELLENT LOADING

3 dock doors
2 drive-in doors



18' CLEAR CEILING HEIGHT



SIGNIFICANT POWER

1,000 AMP / 480V / 3-Phase



100% SPRINKLERED

HVAC throughout



STRATEGIC LOCATION

Minutes to Route 85, I-495, I-290 & I-90
Easy access to Greater Boston & Worcester



AMPLE PARKING

Large paved parking area



4

CABOT ROAD
HUDSON, MA

LOCATION OVERVIEW

► Strategic Industrial Hub

Hudson, Massachusetts
Route 85, I-495 & I-290—All Within Easy Reach



HUDSON HIGH SCHOOL
HOME OF THE HAWKS



4 CABOT ROAD
HUDSON, MA

intel



APPROXIMATE DRIVE TIMES:



1 MINUTE



4 MINUTES



5 MINUTES



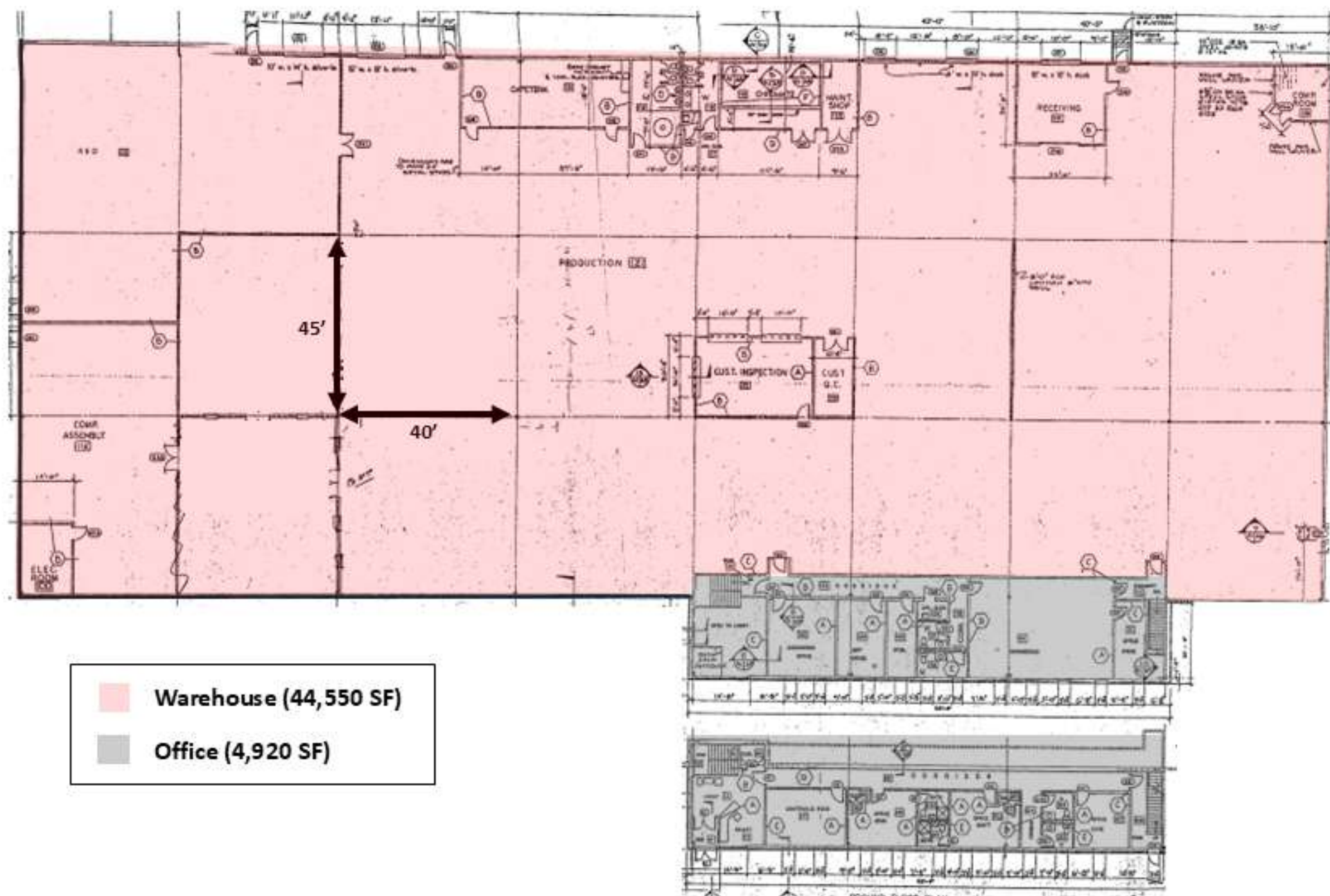
7 MINUTES



12 MINUTES

CABOT ROAD
HUDSON, MA

FLOOR PLAN



4

CABOT ROAD
HUDSON, MA

WAREHOUSE/FLEX/MANUFACTURING

±49,470 SF • ENTIRE BUILDING AVAILABLE



FOR MORE INFORMATION:

ALEX WOOD

Director- Brokerage

Phone: +1 508 271 9251
awood@parsonscree.com

LENNY PIERCE

Sr. Director- Capital Markets

Phone: +1 508 271 9260
lpierce@parsonscree.com

ARLON I. BROWN, SIO

Director- Brokerage

Phone: +1 508 271 9215
abrown@parsonscree.com

NAI | Parsons Commercial Group Boston

5 Commonwealth Road, Suite 1A

Natick, MA 01760

www.parsonscree.com | (508) 820-2700

The information contained herein has been obtained from sources deemed reliable; however, NAI | Parsons Commercial Group | Boston makes no representation or warranty, express or implied, as to the accuracy or completeness of the information. Prospective tenants are advised to independently verify all information, including but not limited to square footage, rental rates, operating expenses, property condition, zoning, and availability. All information is subject to change, withdrawal, or lease without notice.