

300

FOXBOROUGH BOULEVARD
300 Foxborough Blvd, Foxborough, MA

NEWMARK

SEYON

Move-in Ready
Like-New Infrastructure in Place
Fully Air-Conditioned Space

25,971 SF

R&D/FLEX/OFFICE SPACE FOR LEASE

BGO



SITE DETAILS

25,971 SF OF FULLY AIR-CONDITIONED FLEX SPACE

THE OFFERING

Newmark's New England Industrial team is pleased to bring to your attention the availability of 25,971 SF of fully air-conditioned Flex space at 300 Foxborough Boulevard in Foxborough. Conveniently located with direct access to I-95, this property offers superior access to major transportation arteries and extensive amenities throughout Greater Boston.

BUILDING SPECIFICATIONS

Available Space:
25,971 SF

Land Area:
7.49 AC

Ceiling Height:
15'

Loading:
2 Tailboard Dock Doors

Bay Spacing:
30' x 40'

Roof:
EPDM (New Roof in 2022)

Parking:
259 spaces (5.75/1000 SF)

Power:
800 amps, 120/240 volt, 3 phase
(Ability to Increase Power)

Lighting:
LED

HVAC:
100% AC & Heat (Roof Top Units)

Utilities:
Foxborough

Zoning:
LI (Includes Low Hazard
Manufacturing by Right)

Specialty Uses:
Existing ESD Flooring & Mock OR



FLOOR PLAN

Ability to Demise to Two Tenants

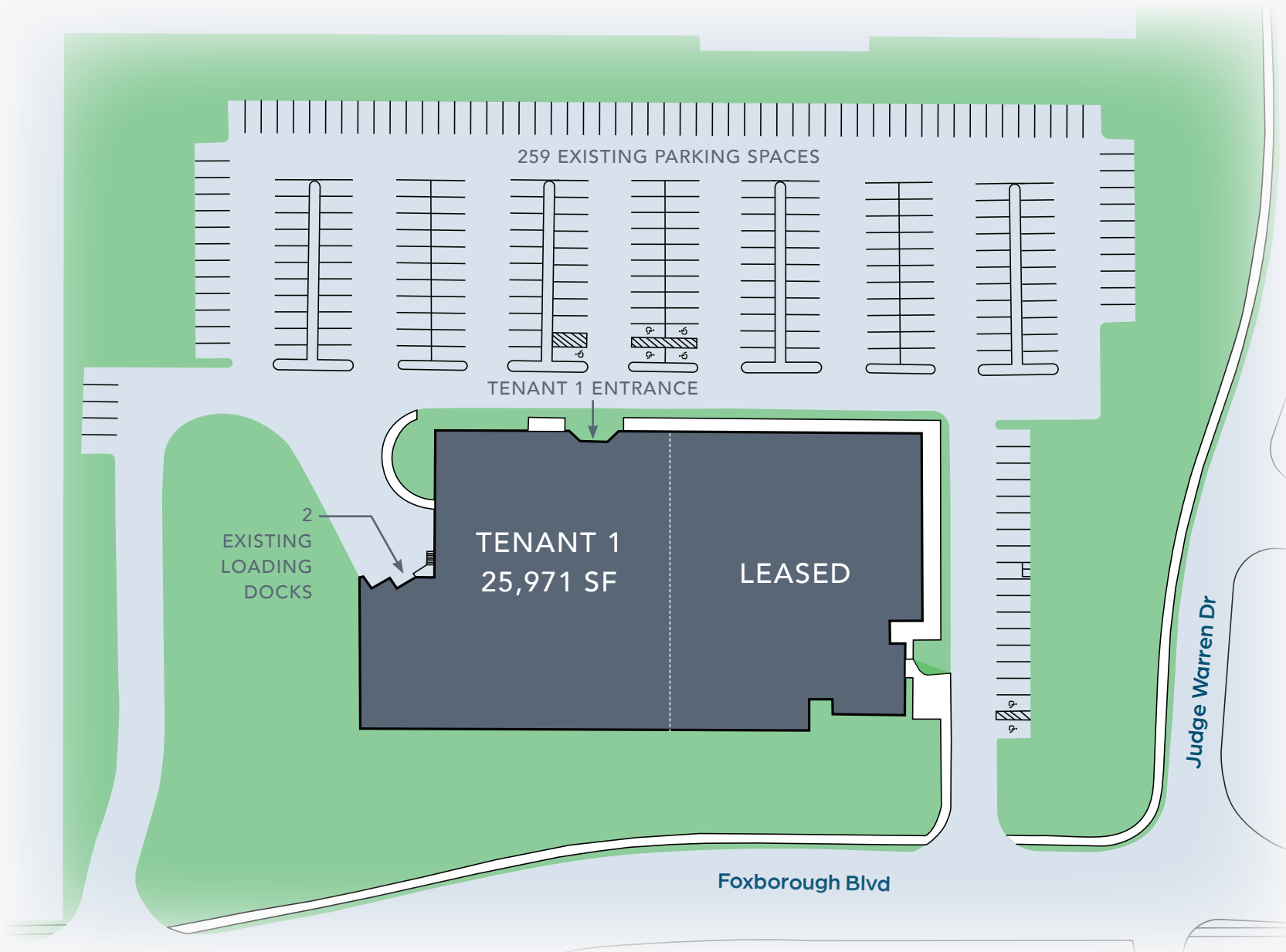
Ability to Accommodate
Specialized Uses

Existing ESD
Flooring Labs &
Mock OR

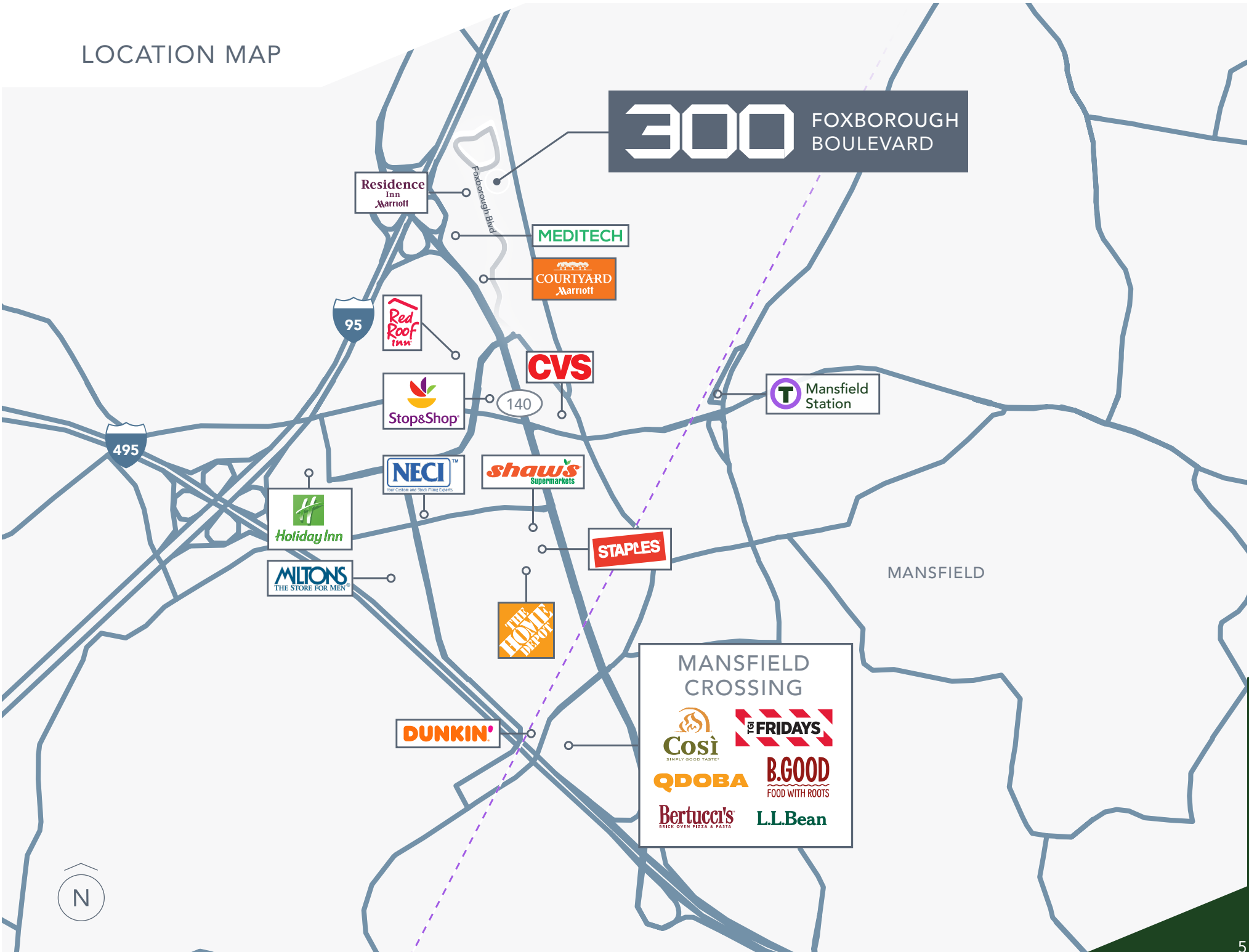
EMPLOYEE/ SECONDARY ENTRANCE



SITE PLAN



LOCATION MAP



300

FOXBOROUGH BOULEVARD
300 Foxborough Blvd, Foxborough, MA

NEWMARK  SEYON

Ed Jarosz
617-863-8529
ed.jarosz@nmrk.com

Michael Malinconico
617-863-8428
michael.malinconico@nmrk.com

Alistair Matule
617-599-4255
alistair.matule@nmrk.com

Rick Schuhwerk
617-863-8533
rick.schuhwerk@nmrk.com

Allie Percoco
617-755-9563
allie.percoco@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leasing or financing, or withdrawal without notice and to any special conditions imposed by our principal.

 BGO