

118 & 120

Turnpike Rd.



118 Turnpike Rd. Southborough, MA 01772



120 Turnpike Rd. Southborough, MA 01772

# ABOUT 118 & 120 TURNPIKE RD.

118 & 120 Turnpike Road are twin multi-tenant Class B properties, each offering approximately 86,000 square feet of retail (118), office, and R&D/flex space. Located directly on Route 9 and minutes from I-495 and the Massachusetts Turnpike (I-90), the properties provide excellent regional connectivity and daily visibility to tens of thousands of vehicles for strong brand exposure.

Targeted capital improvements have elevated both image and performance. Upgrades include energy-efficient LED lighting, high-performance HVAC systems, refreshed corridor finishes, enhanced landscaping, and exterior façade updates, with modernized common areas and restrooms underway. Flexible floor plates and ample on-site parking support a wide range of users—from professional services and office tenants to retail and light R&D.

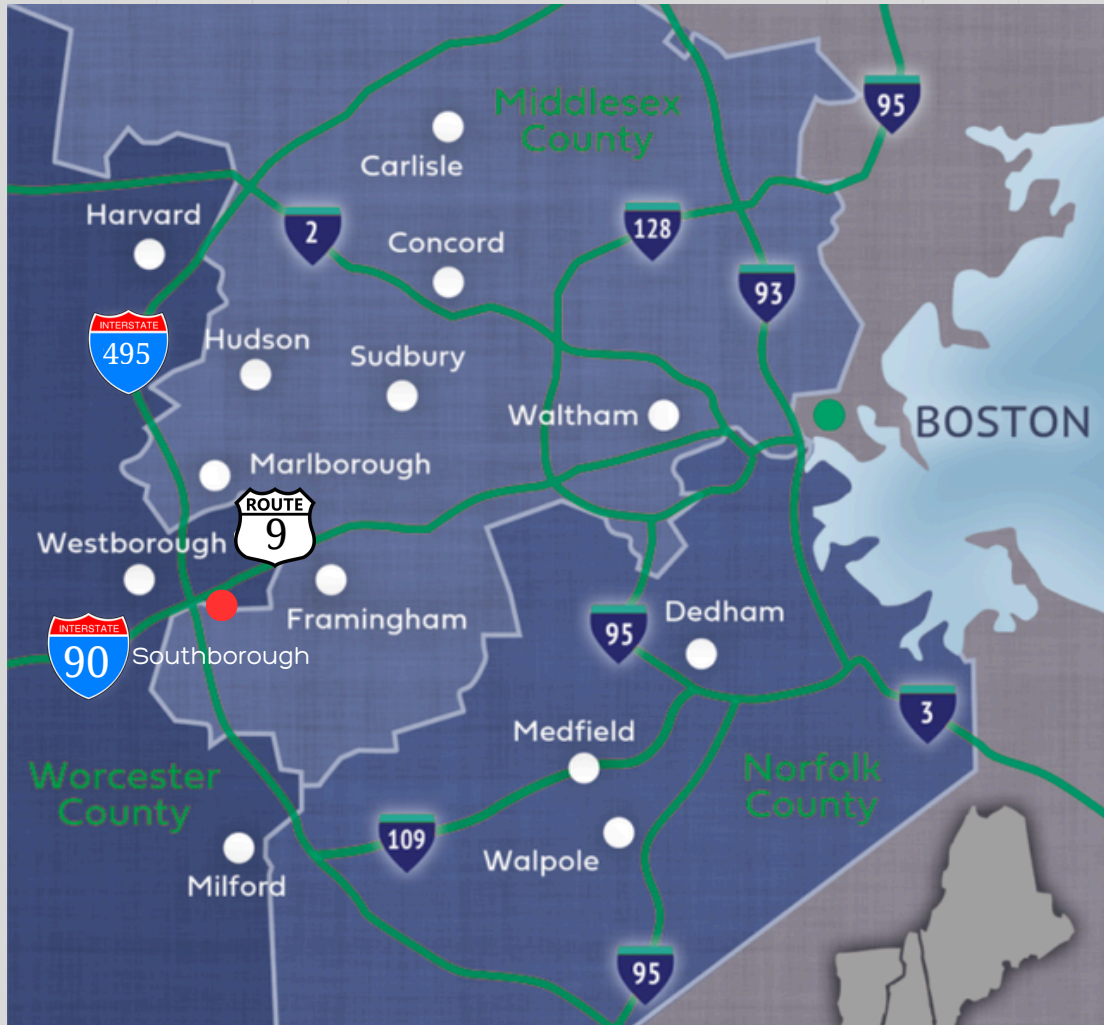
118 Turnpike Tenants: ASRK, Back 9 Golf, Beehive Pros (HQ), bTone Fitness, Energy Hero, Expedited Construction, Expedited Engineering, Ferris Development Group (HQ), Fresh Monkee, Global Pack and Ship, Indigo Systems, IRS, KinCasa, plus a new 4,000 SF coworking suite for freelancers, entrepreneurs, satellite teams, and startups.

120 Turnpike Tenants: HILB, Paramount Recovery Center, and Cedar Hill Behavioral Health—diversifying the tenant base and reinforcing the property's role as a business hub.

This strong mix generates steady traffic, fosters cross-business synergies, and benefits from Route 9 visibility, prominent signage, and proximity to restaurants, retail centers, and conveniences. With modern upgrades, adaptable layouts, and a prime MetroWest location, 118 & 120 Turnpike Road offer exceptional value for companies looking to establish or expand their presence.



# LOCATION



## PROXIMITY TO MAJOR HIGHWAYS



0.1 MI | 1 Mins



5.6 MI | 9 Mins



4.0 MI | 6 Mins

## TRANSPORTATION



10 Mins



15 Mins

## AIRPORTS



30 Mins



30 Mins



HANSCOM AFB

30 Mins

Southborough → Worcester 30 Mins

Southborough → Boston 30 Mins

# BUILDING SPECIFICATIONS

## SITE DESCRIPTION

<b>Address</b>	118 Turnpike Rd., Southborough, MA
<b>Gross Building Area</b>	86,000 SF
<b>Total Floors</b>	3
<b>Available Space</b>	1 <sup>st</sup> Floor (Suite 100); 10,787 RSF
<b>Land Area</b>	3.50 Acres
<b>Year Built</b>	1989
<b>Parking</b>	344 parking spaces Outdoor Patio, Common Kitchen, (1) Trailer Height Loading Dock

## BUILDING SYSTEMS

<b>Elevators</b>	(1) 2,500lb capacity, 100fpm passenger elevator; (1) 9,000lb capacity freight elevator
<b>HVAC</b>	(4) Three Seasons Cooling Towers w/ Water Source Heat Pump Boxes
<b>Fire / Life Safety</b>	Fully Wet Pipe Sprinkler System
<b>Electrical Provider</b>	National Grid
<b>Electrical Service</b>	(1) 4000Amp Service, 277/480V & (1) 2000Amp Service, 277/480V
<b>Broadband</b>	Spectrum / Verizon FiOS
<b>Telecommunication</b>	Spectrum / Verizon / Crown Castle
<b>Security</b>	24/7 Key Card Access

# BUILDING SPECIFICATIONS

## SITE DESCRIPTION

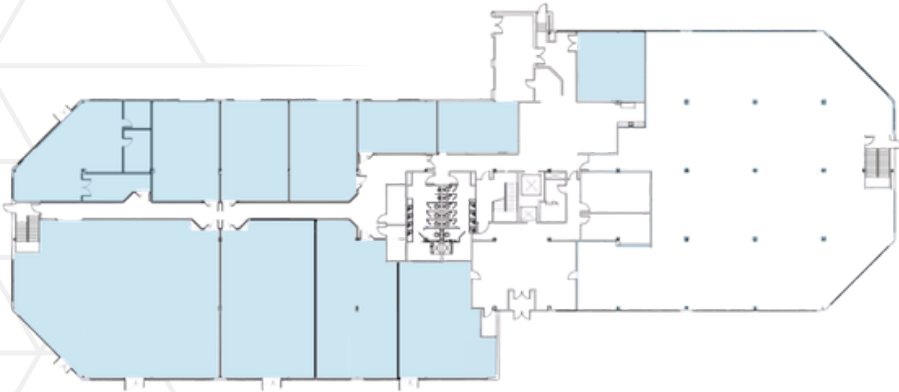
<b>Address</b>	120 Turnpike Rd., Southborough, MA
<b>Gross Building Area</b>	86,000 SF
<b>Total Floors</b>	3
<b>Available Space</b>	1 <sup>st</sup> Floor (Suite 100); 5,000 RSF; 2 <sup>nd</sup> Floor (Suite 200): 34,000 RSF (Plug & Play Ready/Subdivisible)
<b>Land Area</b>	16.99 Acres
<b>Year Built</b>	1984
<b>Parking</b>	344 parking spaces Outdoor Patio, Common Kitchen, (1) Trailer Height Loading Dock

## BUILDING SYSTEMS

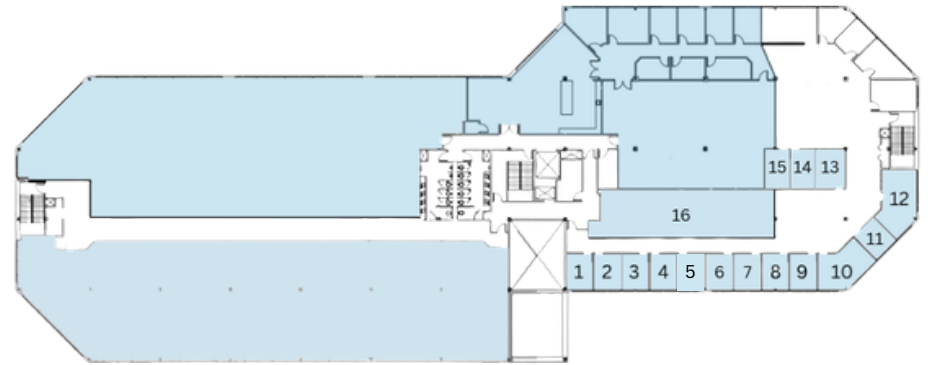
<b>Elevators</b>	(2) 2,500lb capacity, 100fpm passenger elevator; (1) 9,000lb capacity freight elevator
<b>HVAC</b>	(4) Three Seasons Cooling Towers w/ Water Source Heat Pump Boxes
<b>Fire / Life Safety</b>	Fully Wet Pipe Sprinkler System
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# 118 TURNPIKE RD. EXISTING FLOOR PLANS

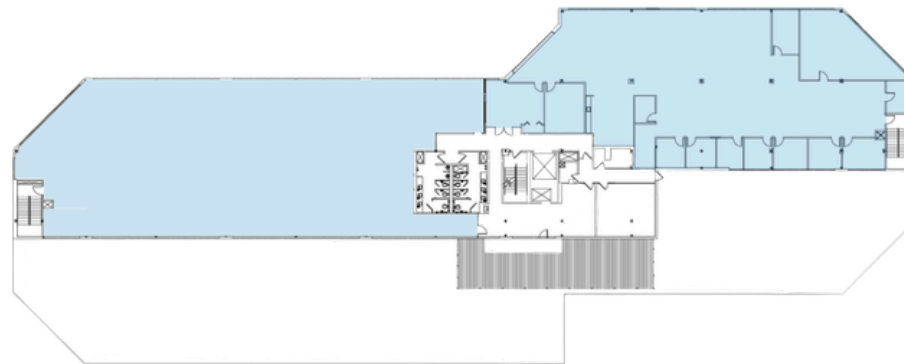
1ST FLOOR - 34,000 RSF



2ND FLOOR - 34,000 RSF

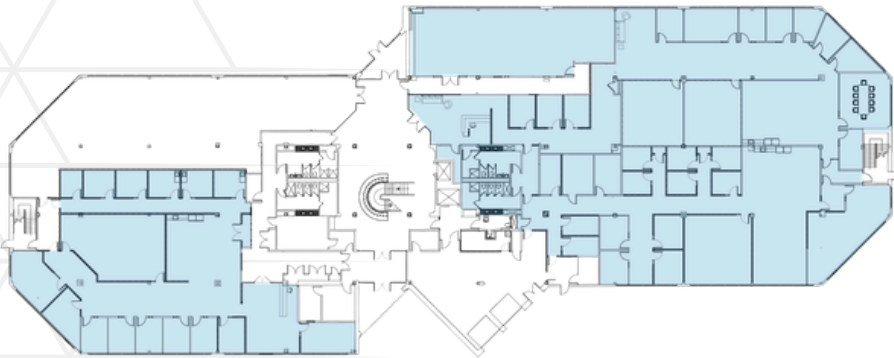


3RD FLOOR - 18,000 RSF

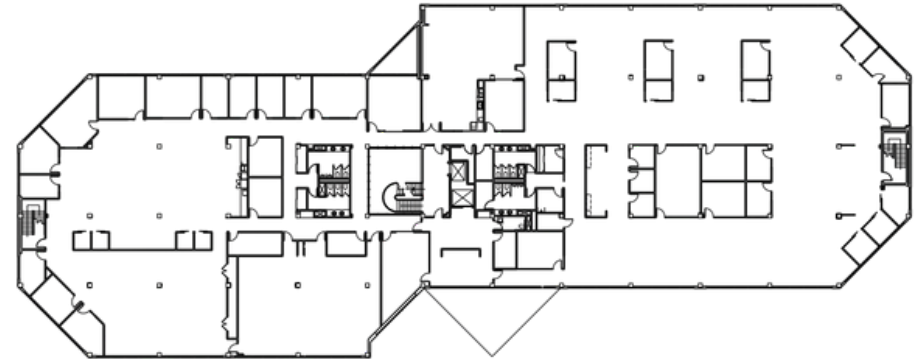


# 120 TURNPIKE RD. EXISTING FLOOR PLANS

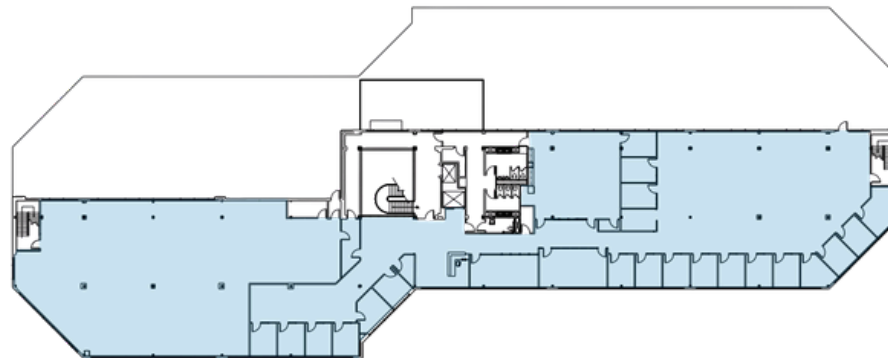
1ST FLOOR - 34,000 RSF



2ND FLOOR - 34,000 RSF



3RD FLOOR - 18,000 RSF



# CURRENT TENANT ROSTER



CEDAR HILL





Just 30 miles west of Boston, Southborough offers a rare balance of small-town charm, natural beauty, and strategic accessibility. Situated along Route 9 and just minutes from I-495 and the Mass Pike (I-90), it provides effortless connections to Boston, Worcester, and the broader New England region. The town is served by the MBTA commuter rail and lies within an hour of both Logan International and Worcester Regional Airports, making it ideal for regional and national connectivity.

At the heart of Massachusetts' innovation corridor, Southborough is surrounded by a thriving mix of industries, including life sciences, technology, retail, and healthcare. Neighboring Marlborough, Framingham, Westborough, and Natick host corporate leaders such as Boston Scientific, Bose, MathWorks, HP Hood, BJ's Wholesale Club, Olympus, and KAZ (a Helen of Troy Company), collectively supporting a resilient and diversified economy.

Within Southborough, businesses benefit from a pro-growth climate, competitive commercial base, and highly educated workforce. The community is home to respected employers like the New England Center for Children, ikaSystems, and two of New England's most prestigious private schools—Fay School and St. Mark's School. Ferris Development Group has contributed to the town's evolving commercial mix by bringing in modern lifestyle and wellness brands such as bTone Fitness and Back 9 Golf, reinforcing Southborough's appeal to forward-thinking businesses.

The town sits within a labor market of more than 1.5 million people in a 40-minute radius, with nearly 50% of residents holding a bachelor's degree or higher. Employers can tap into graduates from over 75 colleges and universities within an hour, including WPI, UMass Chan Medical School, Framingham State, and Tufts Cummings School of Veterinary Medicine—creating a consistent flow of highly skilled talent.

Southborough offers top-rated public schools, a strong sense of community, and more than 200 acres of preserved open space, including Breakneck Hill, the Sudbury Reservoir, and Beals Preserve. These natural assets, combined with proximity to vibrant retail corridors in Westborough, Framingham, and Marlborough, provide residents and employees with year-round recreation and everyday convenience.

With steady investment in infrastructure, smart growth initiatives, and sustainability, Southborough is building for the future while protecting the character that defines it. A collaborative local government and engaged business community foster a climate where commerce and community thrive together.

Southborough isn't just a location—it's a competitive advantage where opportunity, talent, and lifestyle intersect.

# SOUTHBOROUGH AT A GLANCE



Median Income

**\$192,006**

\*92% higher than MA state average



Population

**10,441**

\*As of 2020 US Census



Major Employers



cytiva

EVERSOURCE  
ENERGY



Retail & Dining



Parks & Recreation



EST. 2009

# FERRIS

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