

2 Southville Road | Southborough, MA

Southborough Industrial Area

FOR LEASE



2 Southville Road is a 21,386 SF building located in the Southborough Business area with a mix of office, R&D and warehouse space. The property sits on 2 acres of land and is located less than one mile from Route 9 and Interstate 495.

- 5,700 SF of Warehouse/ Flex Space
- 20' Clear Heights
- 2 drive in doors
- New construction; built 2008

Rental Rate: \$12.75/SF NNN



R.W. HOLMES
COMMERCIAL REAL ESTATE

For more information please contact:

Craig Johnston 508-651-9022 cjohnston@rwholmes.com

321 Commonwealth Road, Suite 202, Wayland, MA. 01778 | Phone (508) 655-5626 | www.rwholmes.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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SPECIFICATIONS:

Location: 1 mile from I-495 & Route 9, and 4 miles from the Mass Pike/I-90

Building Size: 21,386 SF

Available Space: 5,700 SF total

Zoning: Industrial

Type: Single story warehouse with office

Clear Height: 20'

Drive-in: Two (2) Doors

Power: 480 amps 208 Volts

Sprinkler: Dry system

Parking: 2/1,000

Utilities: NSTAR and Eversource

Water/Sewer: Town of Southborough water / private septic

Heat: Radiant Heat with heated floor

Other: Separate 1,500-gallon, holding tank

Southborough Commuter Rail: .9 miles

8" slab with reinforced concrete

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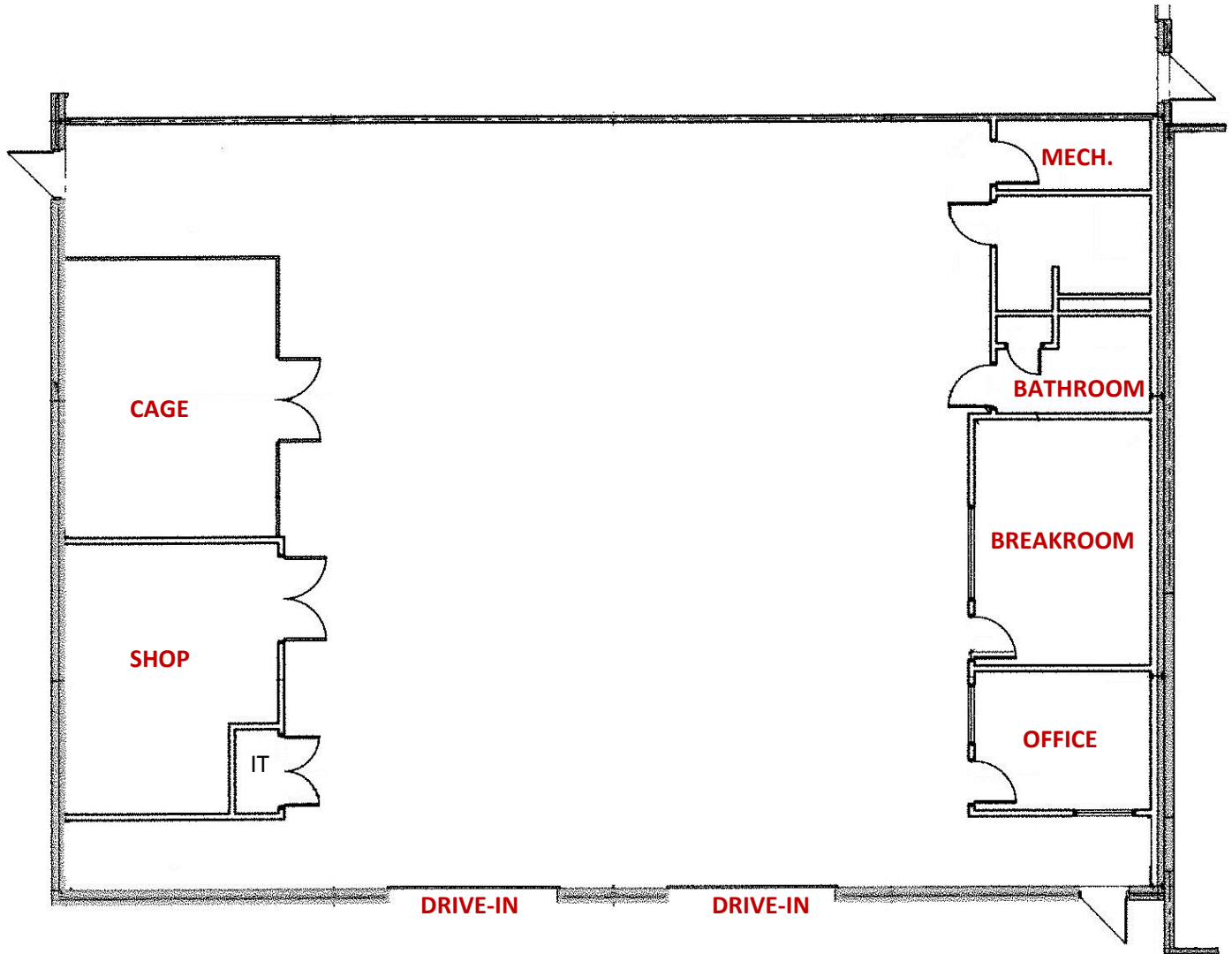
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Floor Plan

5,700 SF



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