

160 Hartwell Street • West Boylston, MA

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

www.greaterbostoncp.com



New Construction – Industrial Space for Lease

Features:

- Fully Air Conditioned
- Mezzanine Space Available
- Floor Drains
- Separately Metered Utilities
- Conveniently located near 290,190, Route 12 and Route 140



Subdivision: 13,200 Sq. Ft. Down to 1,100 Sq. Ft.

Clear Height: 18'

Loading: 14' X 12'
Drive-in Door per Bay

Power: 3 Phase, Heavy Power

Bathrooms: One Bathroom per Bay

Parking: 4 Parking Spaces per Bay

Utilities: Natural Gas,
Town Water/Sewer,
Municipal Electric

Construction: Metal

Zoning: Commercial Industrial

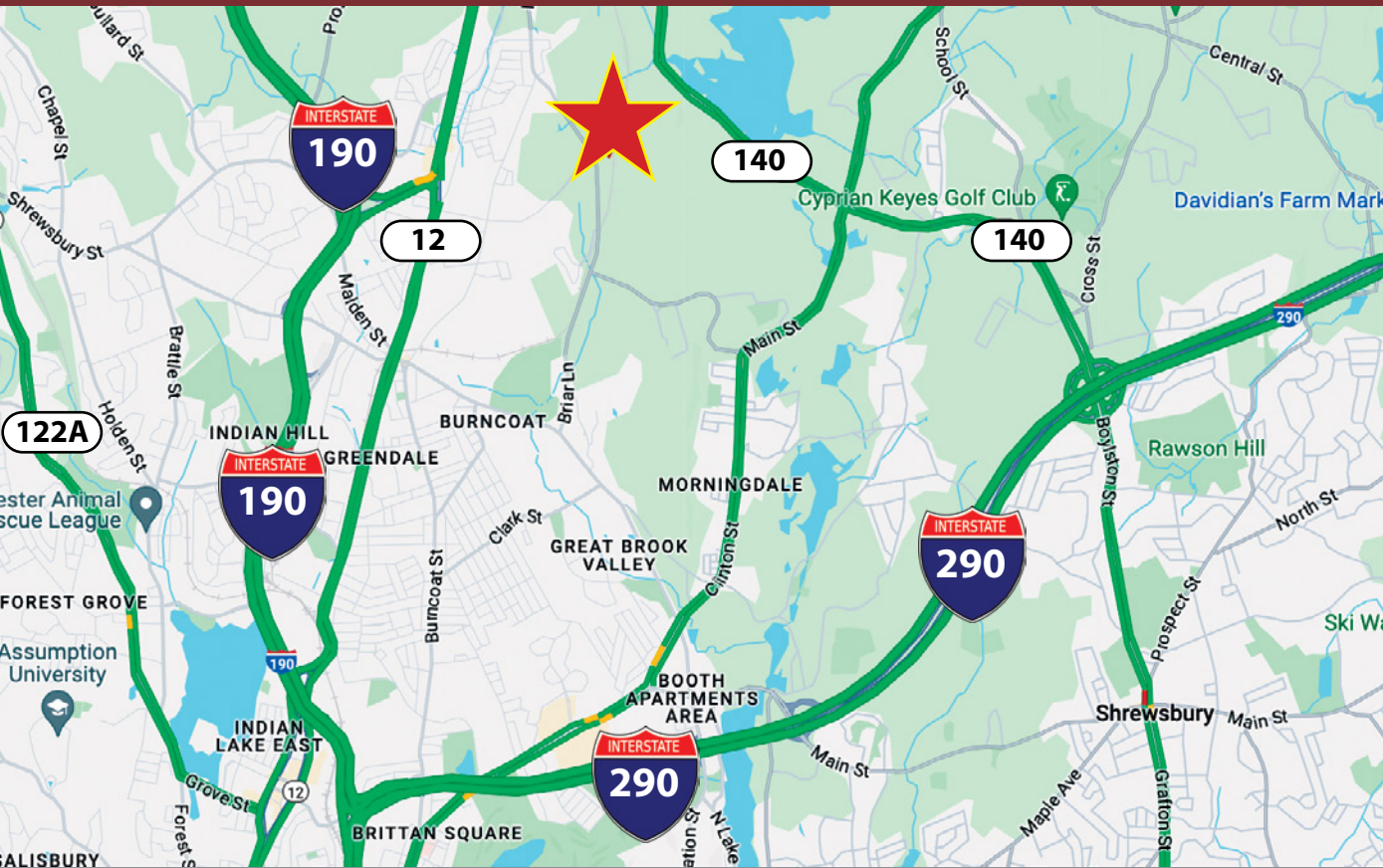
Building Delivery: Q1 2025 Delivery

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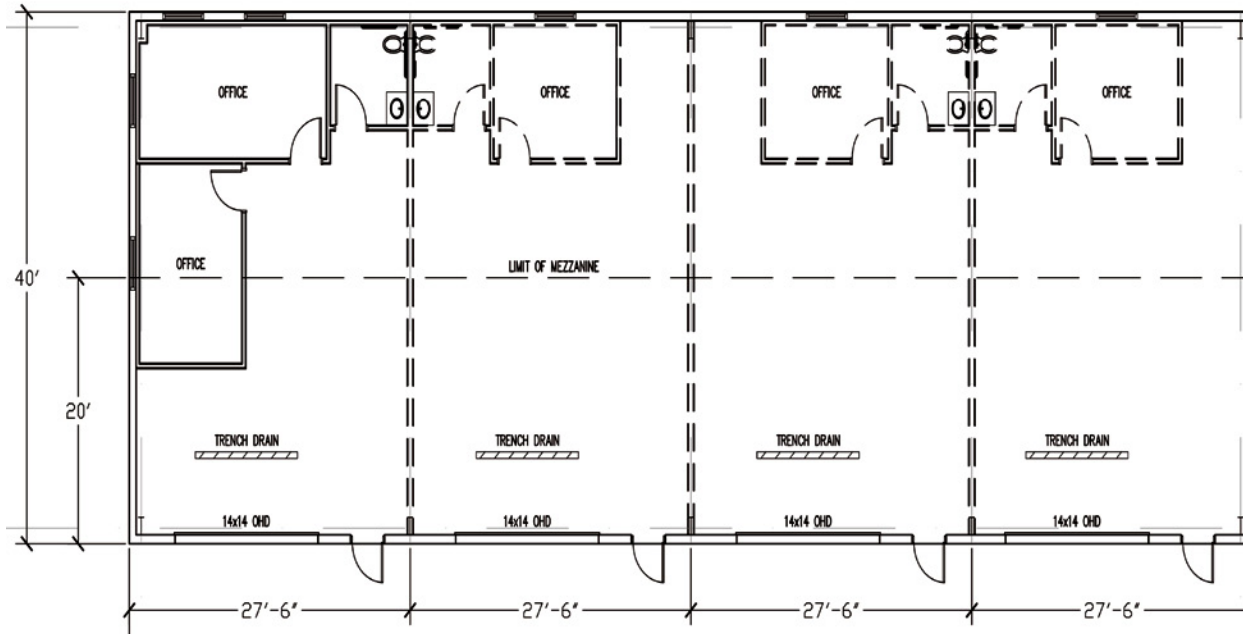
Contact Exclusive Agent: **Nishan Papazian** Vice President
nishan@greaterbostoncp.com • 508-350-7028

Legal Disclaimer: Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.

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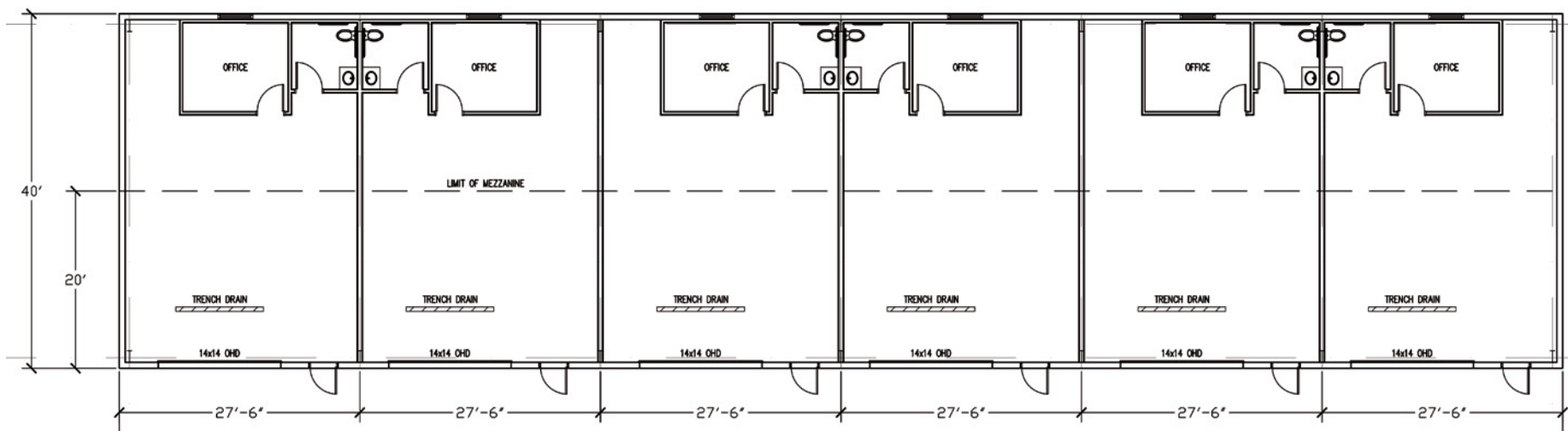
44 Bearfoot Road, Suite 375, Northborough, MA 01532

FOR LEASE

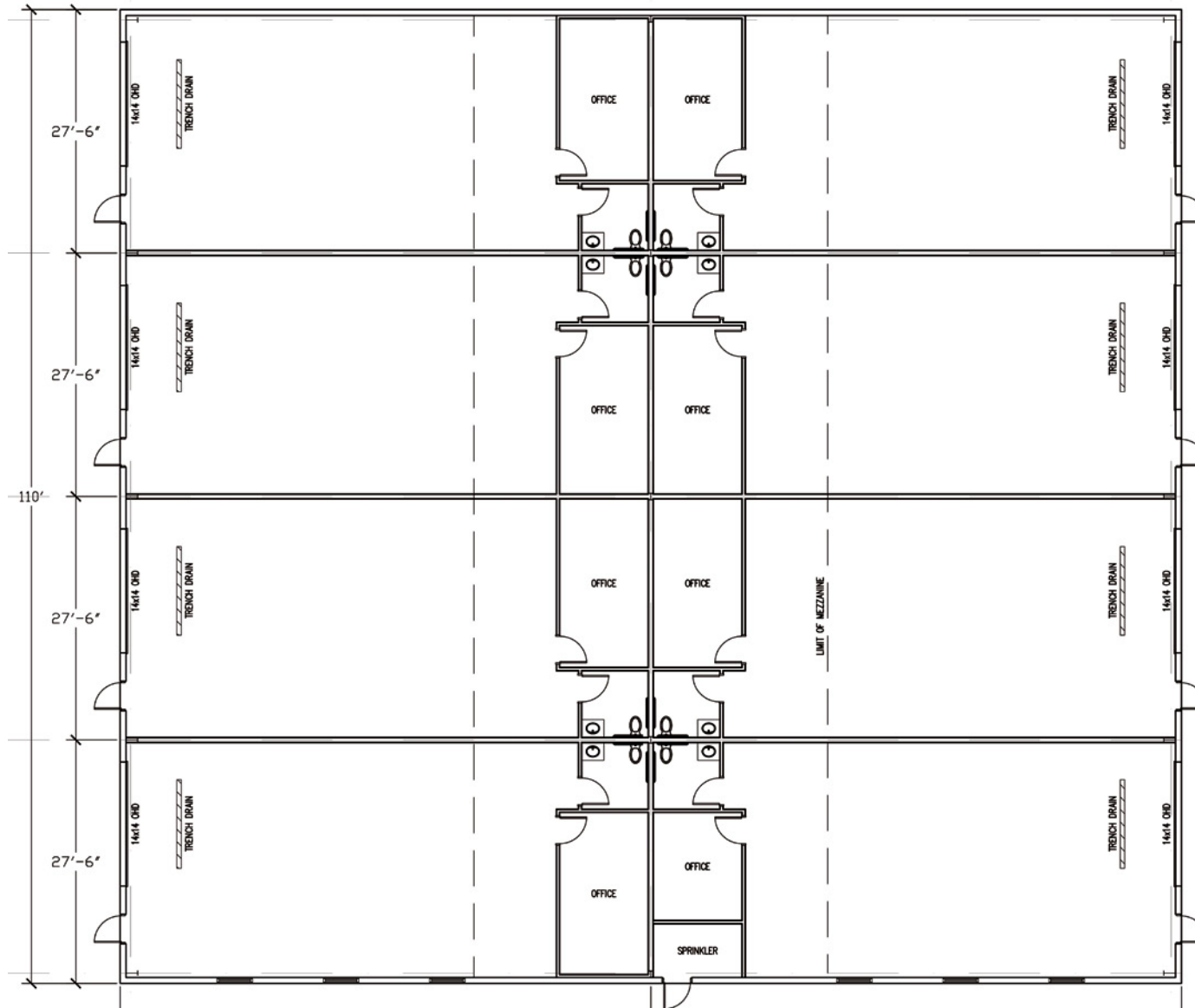


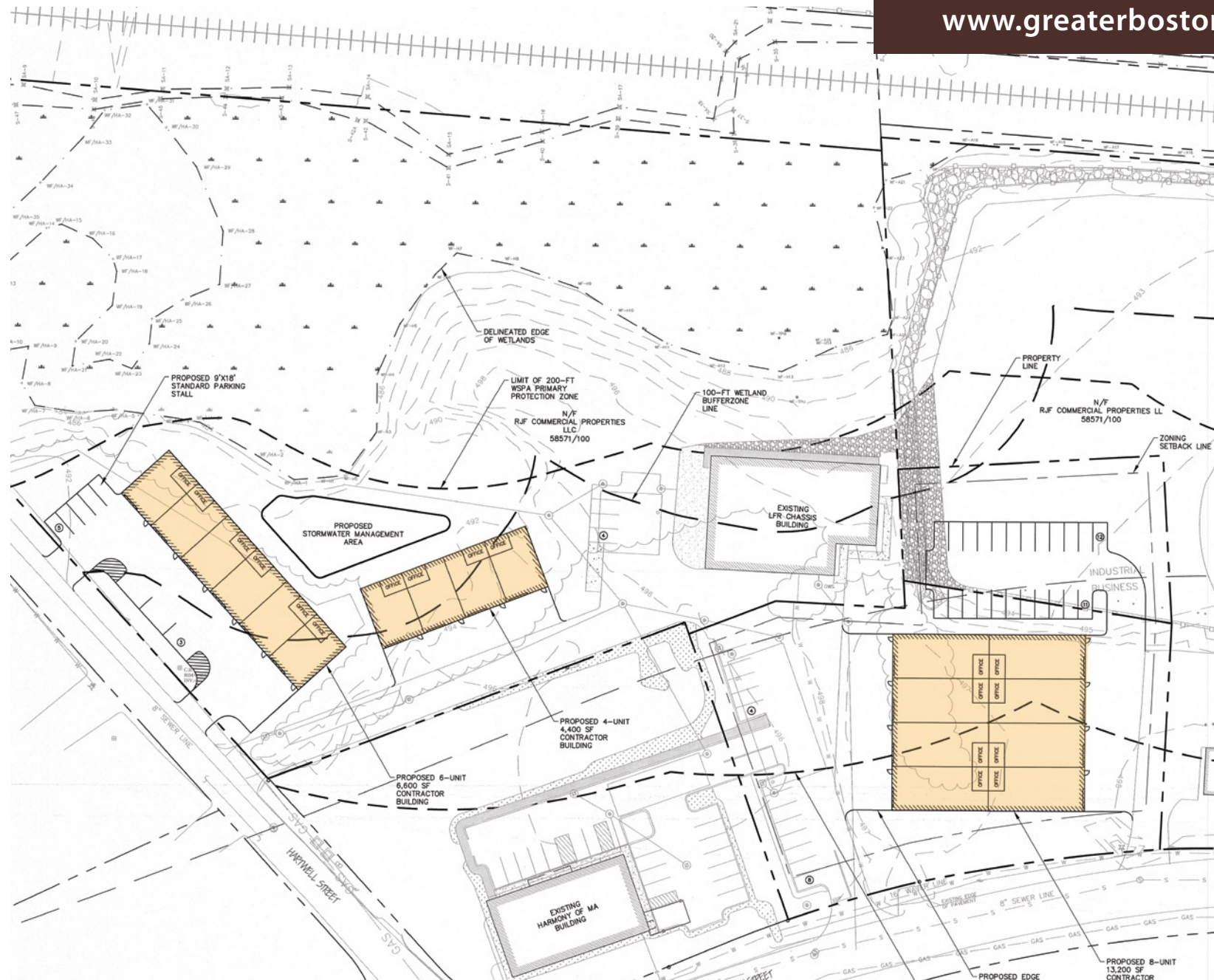
Building A:
4,400 Sq. Ft.,
ability to subdivide
to 1,100 Sq. Ft.

Building B: 6,600 Sq. Ft., ability to subdivide to 1,100 Sq. Ft.



Building C: 13,200 Sq. Ft., ability to subdivide to 1,650 Sq. Ft.



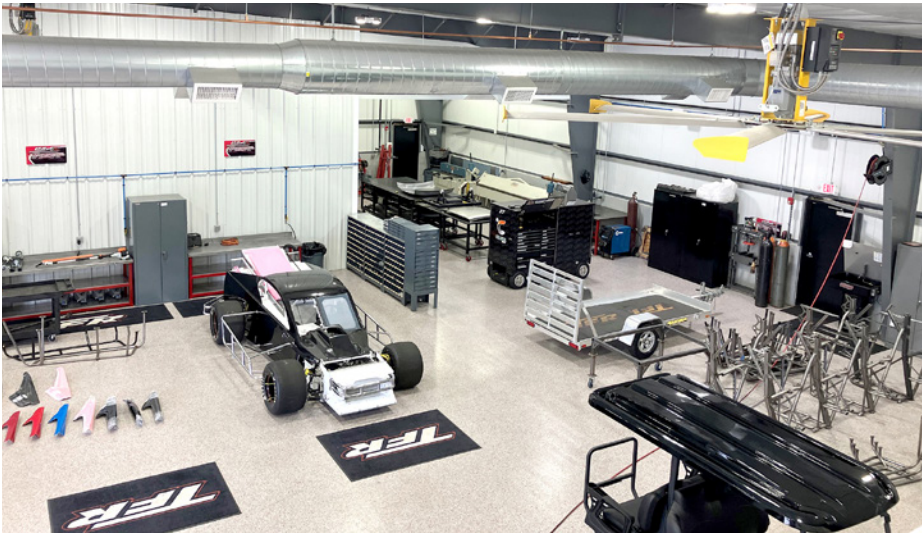


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Sample Building



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