

10 BEARFOOT ROAD

NORTHBOROUGH, MA 01532



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(508) 898-3800



10 BEARFOOT ROAD

Northborough, MA 01532

Submarket: The Boroughs Ind

County: Worcester



PROPERTY DESCRIPTION

Property Type:	Flex	Typical Floor Size:	31,991 SF
Secondary Type:	Light Distribution	Ceiling Heights*	
Class:	B	Slab to Slab:	14'7"
Building Size:	31,991 SF	Clear Height:	12'5"
Year Built/Renov:	1974 / 1998 / 2016	Amenities:	Bio-Tech/Lab Space, air-conditioning, 24 hour availability, signage
Stories:	1		
Parking:	Ratio of 5.00/1,000 SF		
Parcel No:	NBOR-000170-000000-000002/10		

**Slab to Slab = Height from top of flr slab on 1st flr to underside of the slab below 2nd flr; Clear Height = Height from flr slab on 1st flr to underside of bar joist below 2nd flr*



PROPERTY HIGHLIGHTS

Great location just 1 mile from the **I-290/I-495 interchange** and visible on Solomon Pond Road. The single story building is suitable for **office, flex, industrial, lab, light-manufacturing** or **warehouse** uses. Each suite has 14'7" high ceilings to the deck and 12'5" to finished ceilings and at-grade **loading docks**. Area **amenities** abound including hotels,

restaurants and shopping centers (just **2 minutes from Solomon Pond Mall**). Nestled on a wooded lot with great visibility from the road, this is an ideal spot for your company to call home.



31,991

**Building
SQUARE FOOTAGE**



31,991

**Typical
FLOOR SIZE**



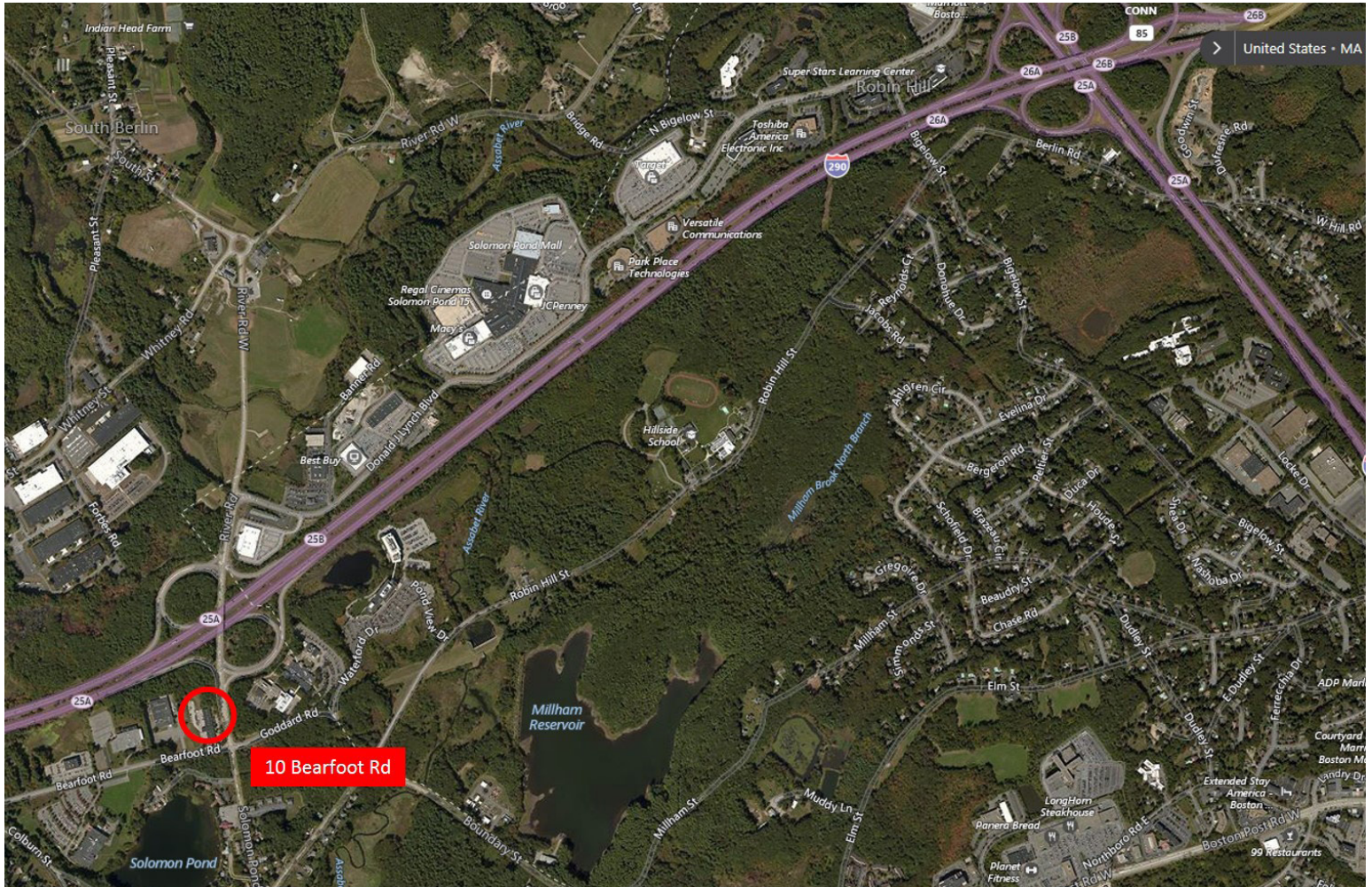
5.00

**Per 1,000 Square Feet
PARKING RATIO**



1

STORY BUILDING



FOR LEASING INFORMATION CONTACT:

Kevin Bousquet (508) 898-3800 x214

Brian Hunt (508) 898-3800 x208

Carruth Capital, LLC

116 Flanders Road, Suite 2000

Westborough, MA 01581

Phone: (508) 898-3800 | Fax: (508) 898-3005

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