



WESTBORO
ROAD

GRAFTON, MA



±200,000 SF AVAILABLE
**TWO CLASS-A INDUSTRIAL/
MANUFACTURING BUILDINGS**
DELIVERING Q3 2025



BUILDING OVERVIEW

Introducing 124 Westboro, a two-building development boasting $\pm 200,000$ SF of brand-new construction. Anticipated to be completed in Q3 of 2025, these speculative buildings are designed to accommodate various user types, including R&D, high-bay, flex, and industrial tenants. The spacious floor plans offer the flexibility of sub-dividable plate sizes, ranging from 50,000 SF to a full-building opportunity.





PROJECT SCHEDULE

SITE WORK

March 2024 – October 2024

STEEL ERECTION

July 2024 – October 2024

ROOF INSTALLATION

October 2024

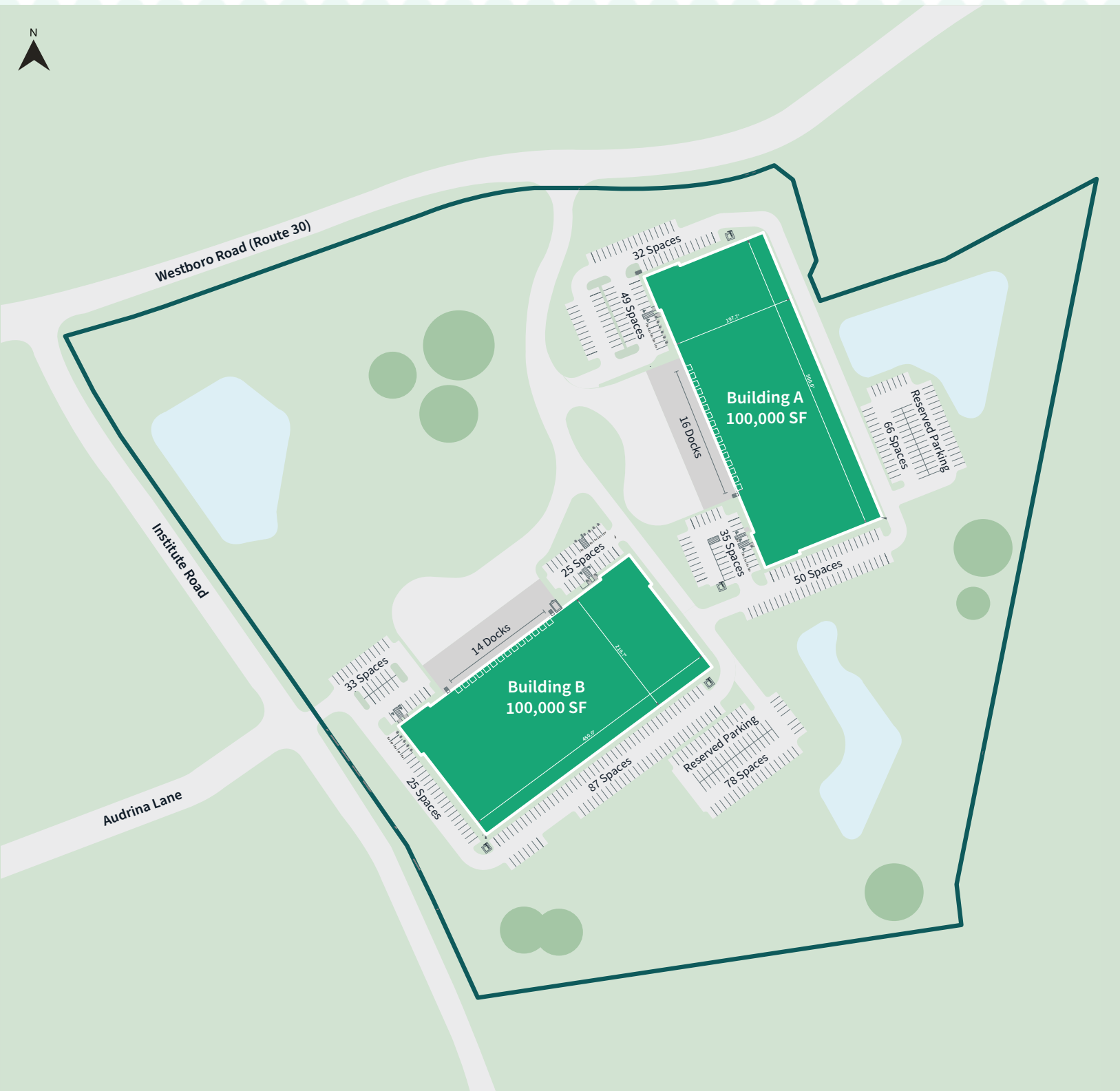
INTERIOR BUILDOUT

October 2024 - March 2025

SUBSTANTIAL COMPLETION

March 2025

SITE PLAN



BUILDING SPECIFICATIONS

AVAILABILITY

±50,000 - 100,000 SF PER BUILDING
WAREHOUSE: 95,000 SF
OFFICE: 5,000 SF

BUILDING DEPTH

BUILDING A: 198'
BUILDING B: 220'

BUILDING WIDTH

BUILDING A: 500'
BUILDING B: 450'

CLEAR HEIGHT

36'

COLUMN SPACING

MINIMUM 50' X 50'

LOADING

BUILDING A:
16 DOCK DOORS WITH LEVELERS;
1 DRIVE-IN DOOR
BUILDING B:
14 DOCK DOORS WITH LEVELERS;
1 DRIVE-IN DOOR

PARKING

BUILDING A: 232 AUTO SPACES
BUILDING B: 248 AUTO SPACES

LIGHTING

LED SENSOR LIGHTING,
40 FOOT CANDLES

FIRE PROTECTION

ESFR SPRINKLERS

POWER

4,000 AMP, 480 VOLT, 3-PHASE
ELECTRICAL SERVICE PER BUILDING

ROOF

24" WIDE CFR-24 GALVALUME
METAL ROOF PANEL

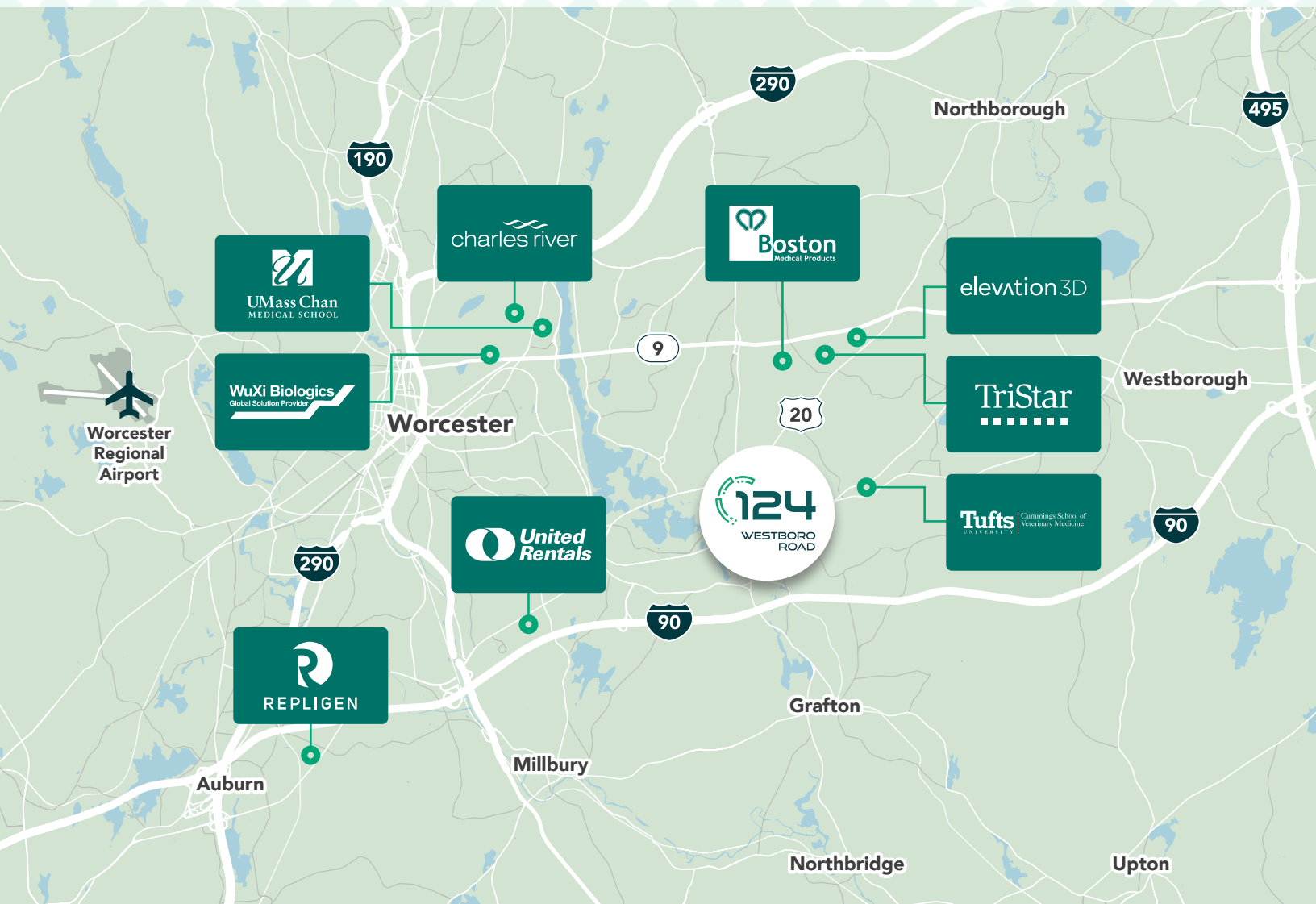
FLOOR SLAB

7" THICK WITH COMPRESSION STRENGTH OF
4,000 PSI

UTILITIES

GAS: EVERSOURCE
ELECTRIC: NATIONAL GRID
WATER/SEWER: MUNICIPAL

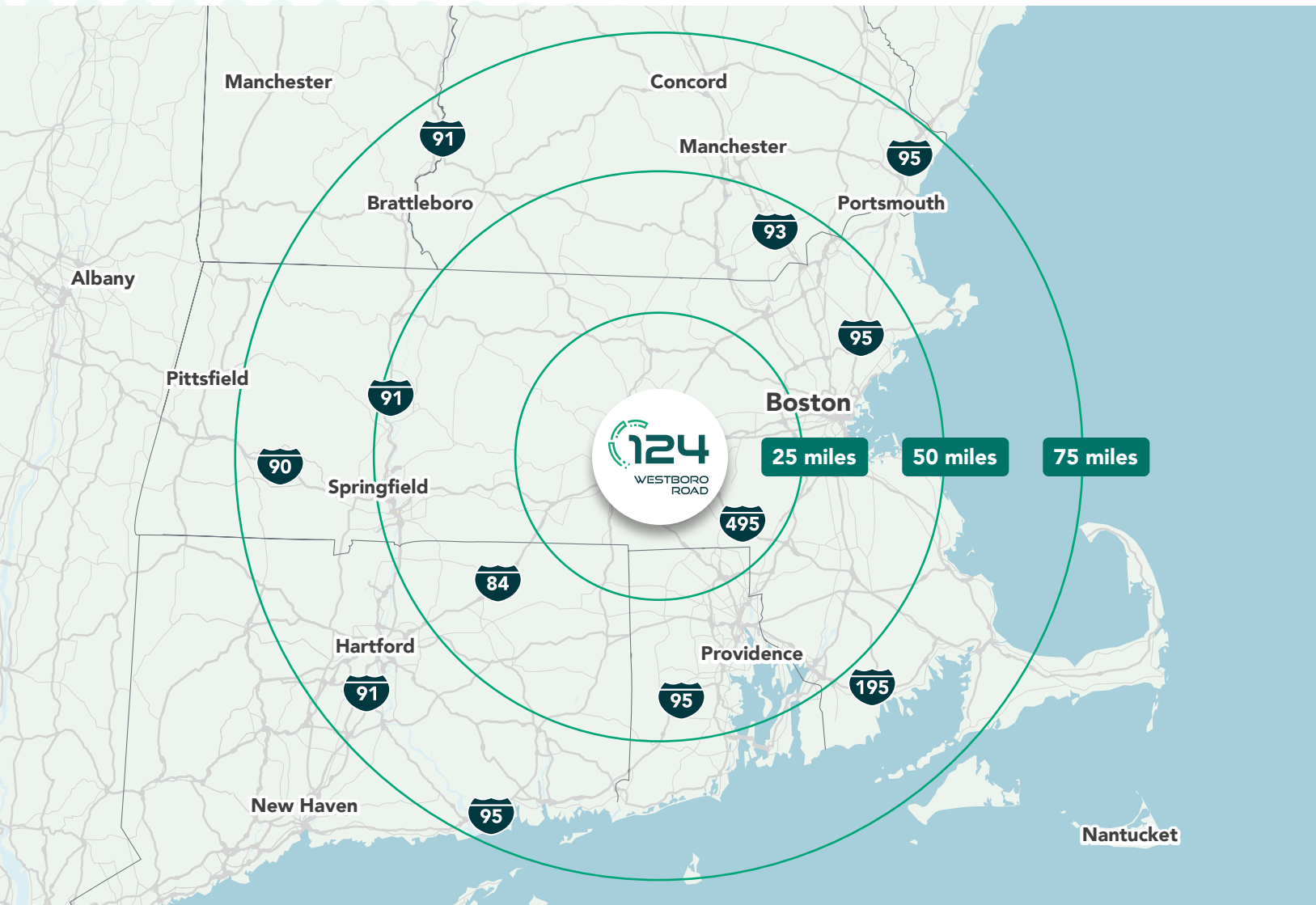
CORPORATE NEIGHBORS



FLEX R&D LABOR POPULATION NUMBERS

5 MILES: 8,136 EMPLOYEES
10 MILES: 12,027 EMPLOYEES
20 MILES: 31,433 EMPLOYEES

DRIVE TIMES



DRIVE TIMES



WORCESTER MA: 15 MINUTES
BOSTON MA: 45 MINUTES
PROVIDENCE RI: 50 MINUTES
HARTFORD CT: 1 HOUR
MANCHESTER NH: 1 HOUR 15 MINUTES

**±200,000 SF
AVAILABLE**



FOR MORE INFORMATION, PLEASE CONTACT:

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