

Flex/R&D/Industrial Property For Lease

133 FLANDERS ROAD
WESTBOROUGH, MA

FULLY LEA...
AVAILABLE



CONTACT

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133 Flanders Road



Location Overview

Prescott Advisory is pleased to present an opportunity to lease 17,072 SF at 133 Flanders Road Westborough, Massachusetts. 133 Flanders Road is part of a four-building campus consisting of 129, 131, 133, and 135 Flanders Road, with a total combined space of 105,572 square feet.

Currently, Flanders Research Park enjoys a high occupancy rate, with 91.6% of its space leased to six reputable tenants, including Toshiba, Murata, Congetix, Microwave Tech, Ascend Metals, and Install Plus. The park's strategic location at the intersection of Routes 495 and 9 makes it a prime location for both startups and mature businesses. It is situated less than one mile from Routes 495 and 9 and is just one exit north of the Massachusetts Turnpike, providing excellent access to all points throughout New England.

The park's surroundings offer an array of amenities, including four hotels, day care facilities, and a variety of retail stores and restaurants along Route 9, ensuring convenience for both employees and visitors. Additionally, Flanders Research Park shares its neighborhood with prominent corporate entities, such as the New England regional headquarters for BJ's Wholesale Club (300,000 square feet), EClinicalWorks (200,000 square feet), and Bose (250,000 square feet). This makes it a thriving hub in the heart of Boston's western suburbs, where businesses can thrive and connect with a prestigious community of neighbors.

Ownership Overview

133 Flanders Road is locally owned and managed by Andover Development Group ("ADG"), a local operator with extensive industrial real estate experience for over 35+ years. ADG has a long history of strong relationships with its tenants with some of these relationships lasting for decades. Due to its substantial portfolio, ADG will regularly look to accommodate the growing needs of each tenant within the portfolio to grow with each tenant whenever possible.

PROPERTY DETAILS



Location Information

Street Address	133 Flanders Road
City, State, Zip	Westborough, MA 01581

Building Information

Building Size	37,427 SF
Available Space	17,072 SF
Ceiling Height	18 ft
Office Space	7,440 SF
Number of Floors	1
Year Built	1980
Column Space	39 ft x 39 ft
Loading	Grade-level: 1 total 14'h x 12'w Tailboard doors / leveler type: 2 total 10'h x 8'w; 1 dock lock

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	IA
Lot Size	35.3 Acres
Power	200A / 3P; 400A
Utilities	Town water / sewer

Parking & Transportation

Parking Type	Surface
Parking Ratio	3.0

Financial

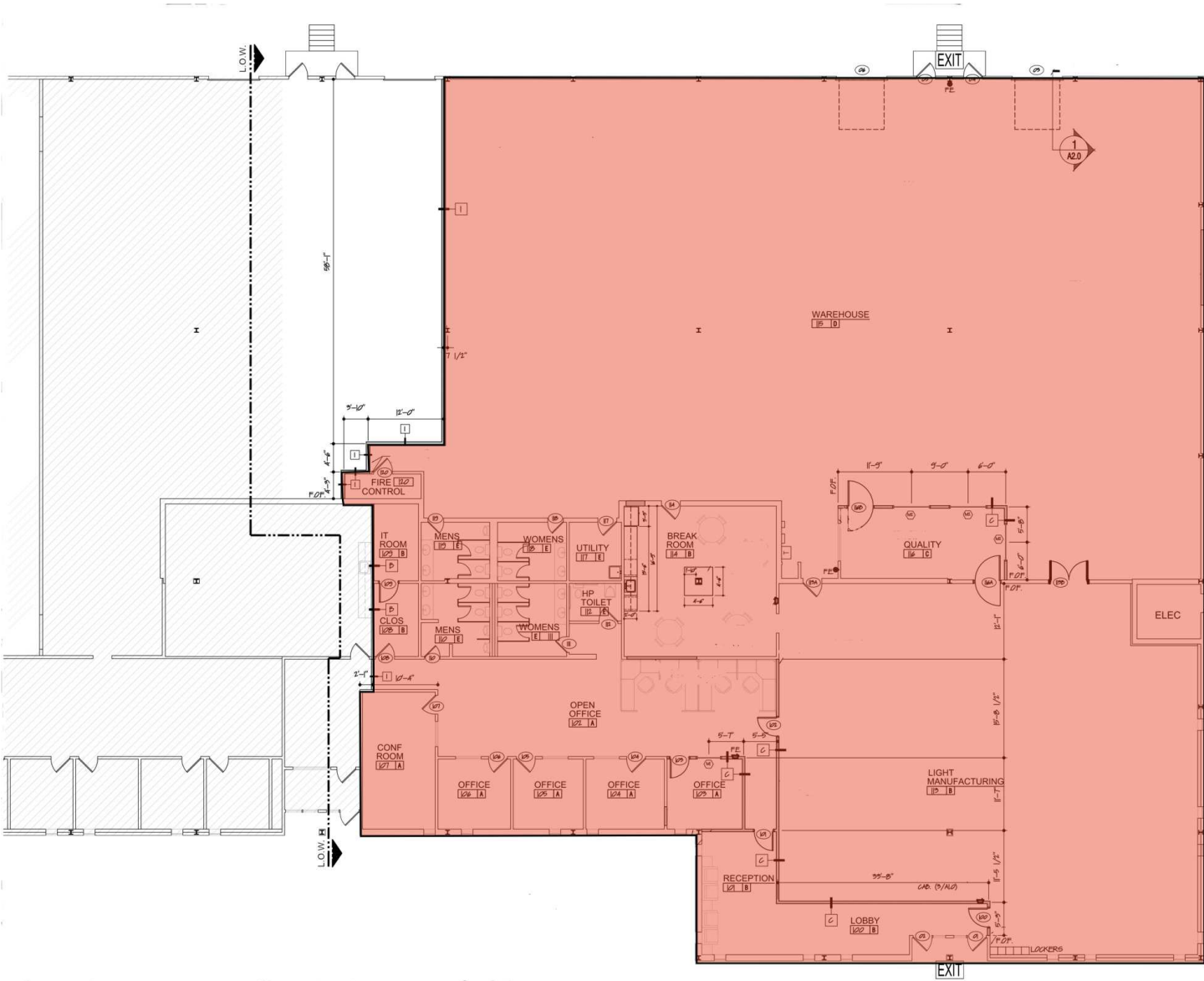
Estimated Property Taxes (2023)	\$1.29/SF
Estimated CAM (2023)	\$2.90/SF



AERIAL WITH OUTLINE



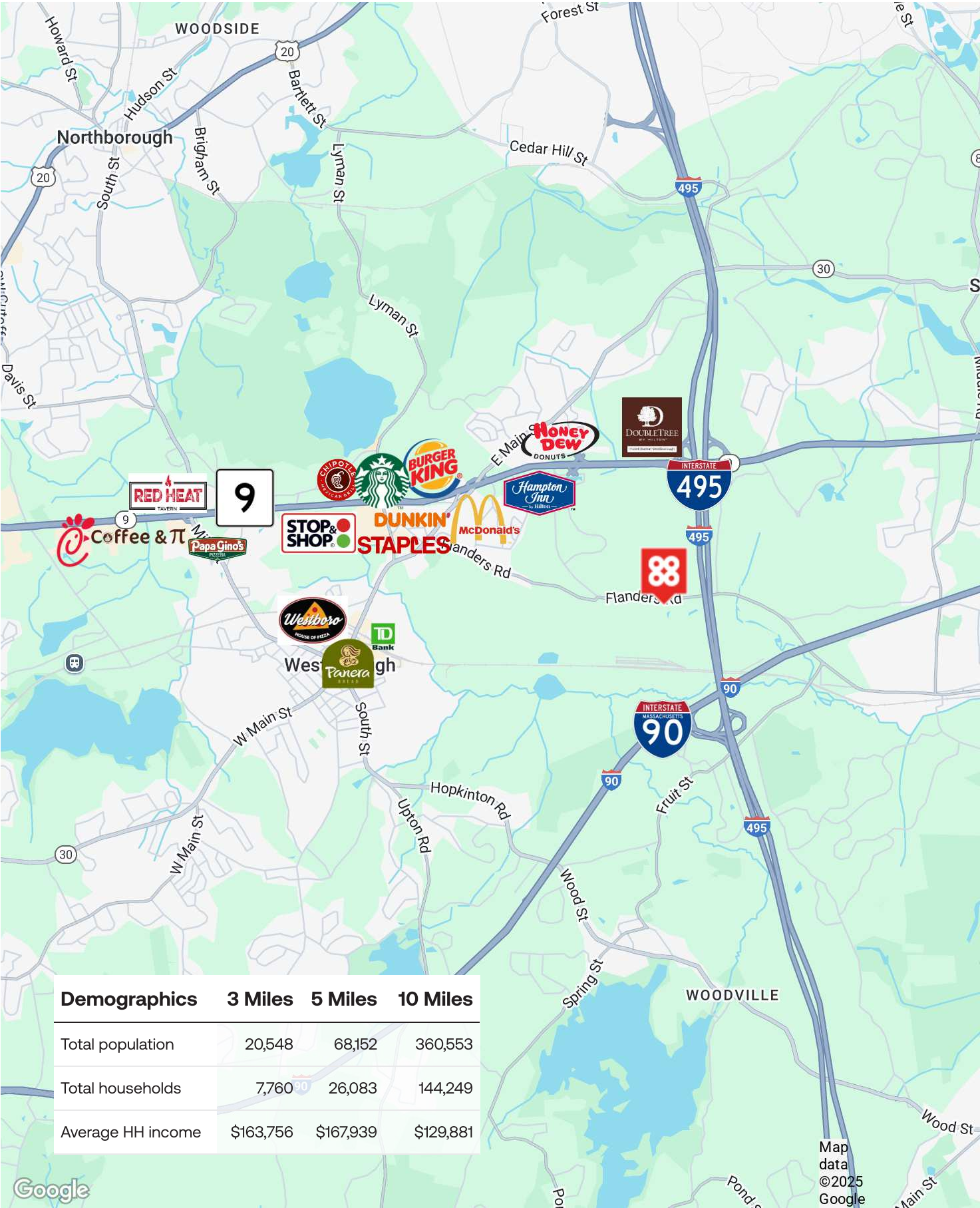
FLOOR PLAN



REGIONAL MAP



AMENITIES MAP



**Dear Tenant,
Welcome home.
Sincerely,
Team Prescott**

**17,072 SF
Available**

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