



Prescott

Commercial Real Estate Brokerage

Industrial Build To Suit Property Opportunity

137 FLANDERS ROAD

WESTBOROUGH, MA 01581

UP TO 50,000 SF



CONTACT

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137 Flanders Road



Location Overview

Prescott Advisory is pleased to present an opportunity for a 50,000 SF Build to Suit at 137 Flanders Road Westborough, Massachusetts. 137 Flanders Road is part of a five-building campus consisting of 129, 131, 133, 135 and 137 Flanders Road, with a total combined space of 155,572 square feet.

Currently, Flanders Research Park enjoys a high occupancy rate, with 100% 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

137 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



Please Note: 137 Flanders Road is a Build-to-Suit project, and many of the below specifications are adjustable based on the Tenant's business needs. The estimated delivery date is approximately 12 months from a finalized lease agreement.

Property Information

| | |
|------------------|---------------------------|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Zoning | IA - Exclusive Industrial |

Location Information

| | |
|------------------|-----------------------|
| Street Address | 137 Flanders Road |
| City, State, Zip | Westborough, MA 01581 |
| County | 01581 |

Building Information

| | |
|---------------------|-------------------------------------|
| Building Size | 50,000 SF |
| Available Space | 25,000 - 50,000 SF |
| Ceiling Height | 36' Proposed |
| Office Space | 2,000 SF, Can Be Expanded |
| Year Built | 2025 |
| Construction Status | Proposed |
| Loading | Eight (8) tailboard loading docks |
| Parking | 1 space per 1,000 SF of rentable SF |
| Electricity | 800a / 480v / 3p, can be increased |
| Water / Sewer | Town water / sewer |
| Lease Rate | Upon request |

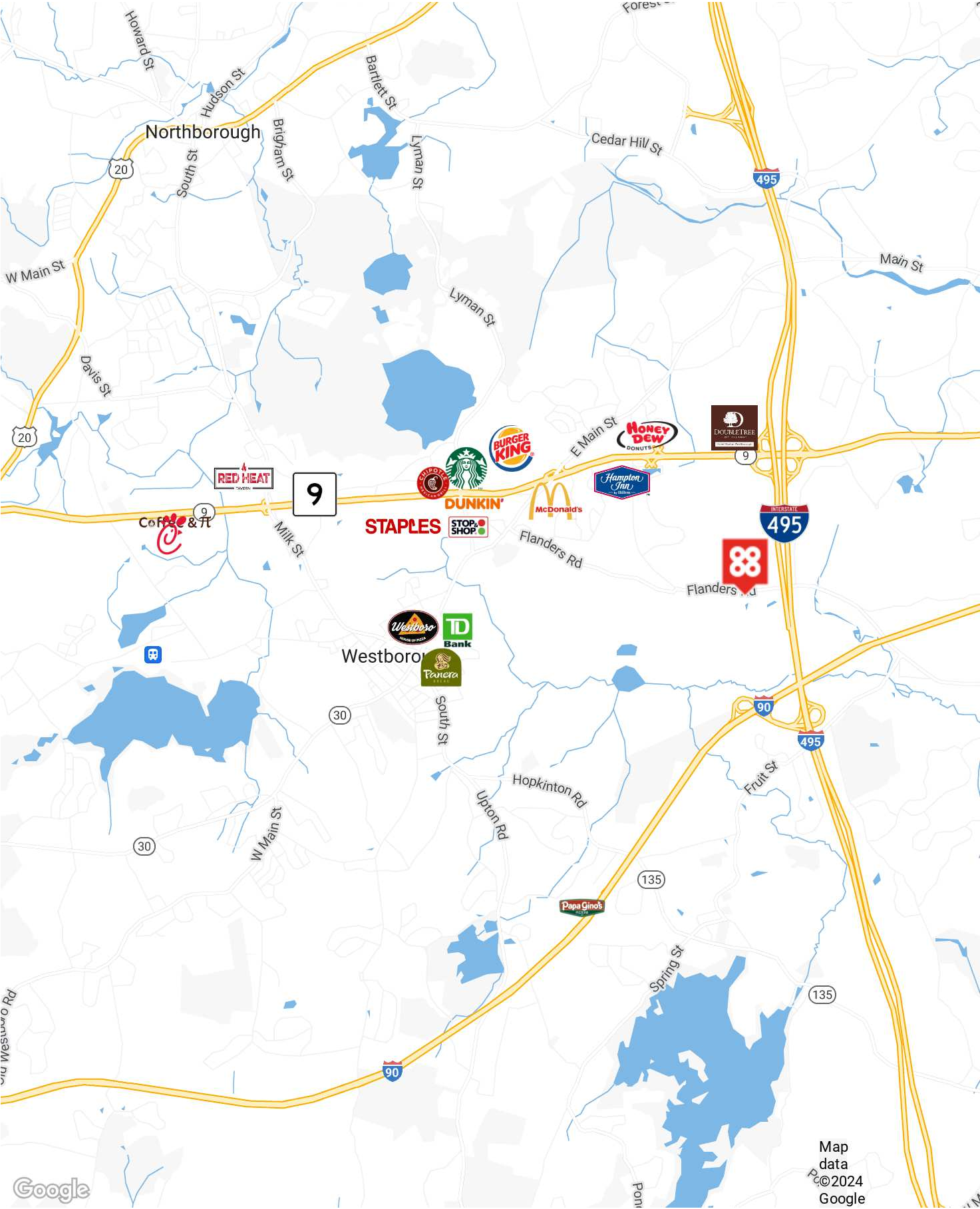
CORPORATE NEIGHBORS







AMENITIES MAP



Industrial and Outdoor Storage (IOS) properties that do their job so you can do yours.

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