

53B Otis Street, Westborough, Massachusetts 29,600 Square Foot Building Available For Lease



For more information or to schedule a tour,
Please contact either of the following
individuals:

William D. Kelleher IV
Vice President
508-635-6785 Direct
508-596-5395 Mobile
wkelleher@kelleher-sadowsky.com

James G. Umphrey
Principal
508-635-67980 Direct
508-579-6080 Mobile
umphrey@kelleher-sadowsky.com

**Kelleher &
Sadowsky**
ASSOCIATES, INC.

Kelleher & Sadowsky Associates, Inc. is pleased to offer 53B Otis Street in Westborough, MA for lease. The 5.17 acres site is improved with two warehouse/manufacturing facilities totaling 90,108 square feet. The property is located seconds from Route 9, and less than four miles to Route 495 and the Massachusetts Turnpike (I-90). The building is partially air conditioned (50%), offering multiple loading docks and drive-in doors, excellent column spacing (25' x 50'), and 22' clear ceiling height. Join Columbia Tech and the 15-40 Connection in Westborough.

Address:	53B Otis Street, Westborough MA
Age:	Circa 1981
Land Area:	5.17 acres (in aggregate)
Building Size:	29,600 +/- square feet (sub-dividable)
Condition:	Excellent
Parking:	Estimated to be 25 spaces +/-
Loading:	Four (4) tailboard height docks, two (2) drive-in doors
Utilities:	Town water & sewer, natural gas
Heating:	Forced hot air by natural gas
Power:	400A, 3 Phase
For Lease	\$4.50 PSF/NNN



