



33,500 SF on 7.5 ACRES

**Office/Warehouse/Flex/
Retail/Recreation**

**180 Turnpike Road
Route 9
Westborough, MA
SALE/LEASE/LAND LEASE**

REDUCED: \$7.75/SF or \$6.5M

GREAT ROUTE 9 VALUE !



180 Turnpike Rd., Westborough, MA is one of the largest Route 9 land parcels offered for sale or lease on the market. With traffic of 50,300+ cars per day, this prime location boasts approx. 385 FT of frontage and easy access to Route 495 and the Mass Pike.

Highway Business zoning uses include: Indoor Recreation, Laboratory, Veterinarian, Restaurant, Medical, Church, Office, Retail and others. (See zoning on Page 5)

There are currently 148 paved parking spaces with the potential for 100's more. The current building is expandable or the site can be redeveloped. Recent improvements include public sewer and a newly paved parking lot.

There is approx. 5,400 SF of 2nd floor office & 5,400 SF of first floor office with 4 ADA compliant bathrooms. The remainder of the building is flex and drive-in warehouse with 18' - 24' height (to be verified.) The owner will only consider full building or entire parcel offers.

The building is vacant and can be delivered as soon as papers are signed.

Exclusive Listing Broker

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The information contained herein is from sources deemed reliable, but not guaranteed for accuracy and subject to change without notice. Buyers & Lessees should conduct their own due diligence. 2/21/2019

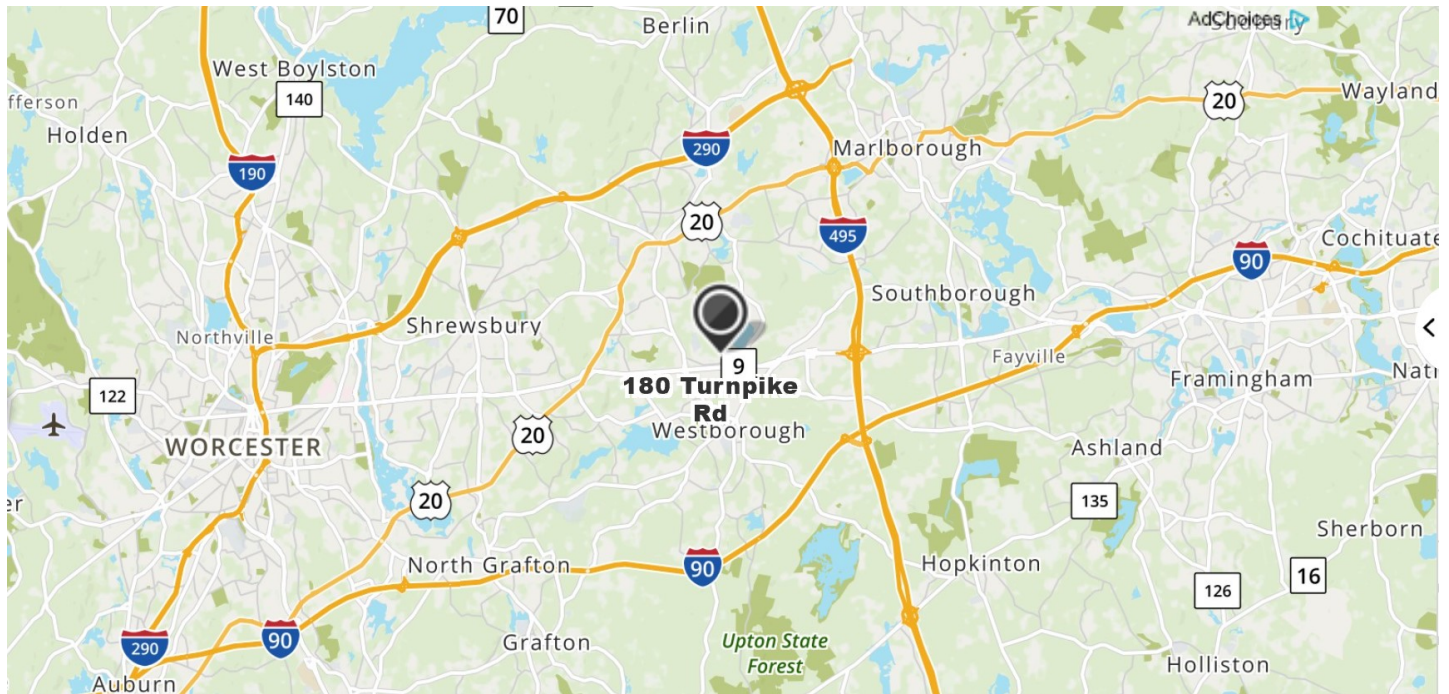
Property Description

- **Building Area:** Approx. 33,500 SF office/warehouse/flex, footprint 130' 3" x 200'
- **Land Area:** Approx. 7.50 acres
- **Year Built:** 1985
- **Construction:** Architectural block with steel frame
- **Ceiling Height:** 18'-24' clear—to be verified
- **Roof:** Tar and gravel
- **Electrical:** 400 amps, 240 volts, 3 phase
- **Zoning:** "BA" Highway Business
- **Loading:** Two (2) tailboard loading docks and one (1) drive-in—more can be added
- **Utilities:** Town water and sewer, gas heat
- **Taxes (2019):** \$43,906yr
- **Sprinkered:** Yes

Notes: There are approx. 148 parking spaces on site, more can be added. This property could be purchased or leased and redeveloped. The back acres, that connect the parcel to Park Street count toward the 60% green area ratio with 40% coverage. This ratio has been relaxed in certain circumstances. Over 100,000 SF of building can be built on this site. Buyers and tenants will be given a due diligence period to confirm information and further investigate their uses and requirements.

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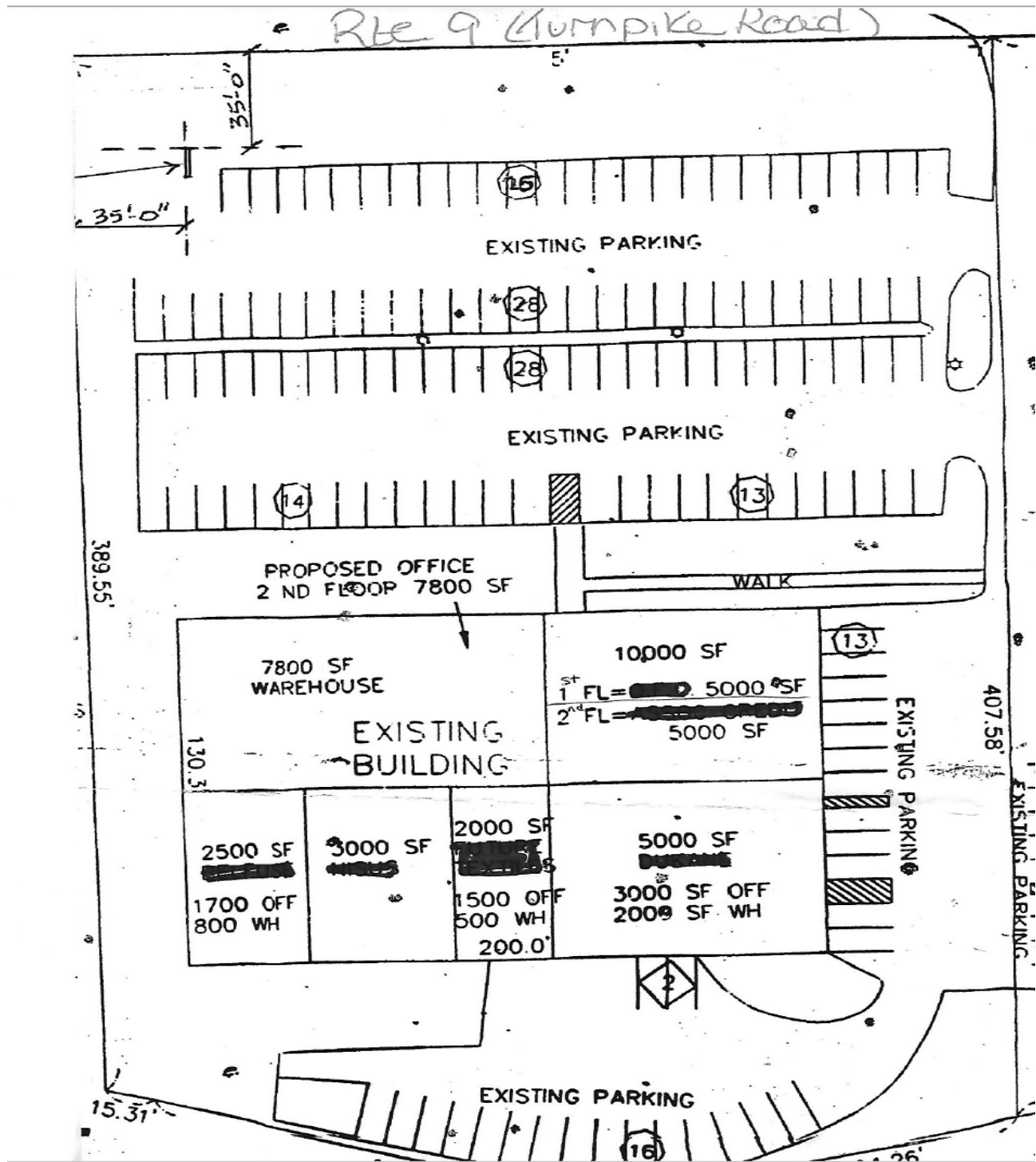
Great visibility and signage on Route 9
Easy access to the Mass Pike and Interstate 495



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	4,357	28,154	71,453
2023 Population:	4,461	28,981	73,619
Pop Growth 2018-2023:	2.39%	2.94%	3.03%
Average Age:	42.30	39.50	39.60
Households			
2018 Total Households:	1,944	10,463	26,013
HH Growth 2018-2023:	2.47%	2.95%	3.17%
Median Household Inc:	\$79,626	\$112,368	\$117,936
Avg Household Size:	2.10	2.60	2.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$353,519	\$430,898	\$446,717
Median Year Built:	1972	1975	1979

Floor Plan & Parking Plan

Note: Shown is 5,000 s.f. office is a net usable. 5,400 s.f. rentable on each fl.



Exterior Pictures of Existing Building (before parkinglot repaving)



Zoning - BA - Highway Business



INSTITUTIONAL USES	<u>C</u>	<u>R</u>	<u>AA</u> <u>AB</u>	<u>BA</u>
Religious, sectarian, denominational or public educational uses, religious purposes:	Y	Y	Y	Y
Other educational uses: ⁽³⁾	S	N	N	Y
Municipal use voted at Town Meeting (not more specifically cited in Section 2300):	S	Y	Y	Y
Hospital, sanitarium, convalescent, nursing or rest home, congregate housing:	N	S	Y	SP
Patriotic, fraternal or social clubs if not conducted for profit; other philanthropic institution or club:	N	N	S	Y

COMMERCIAL USES	<u>C</u>	<u>R</u>	<u>AA</u> <u>AB</u>	<u>BA</u>
Motor vehicle service station (See Section 3300):	N	N	N	S ⁽¹⁾
Animal kennel or hospital as licensed under Chapter 140, Sec. 137a, General Laws:	N	N	S	SP
Indoor Recreation:	N	N	N	Y
Banks, office space:	N	N	N	Y
Restaurants:	N	N	N	Y ⁽²⁾
Hotel, motel, motor court:	N	N	N	SP
Other retail sales & services:	N	N	N	Y
Display and sale of natural products, a significant portion of which are raised by the proprietor in Westborough:	N	S	S	Y
Micro/Nano Brewery or Distillery	N	N	N	SP

Research laboratory:	N	N	S	Y
Trucking terminal, bulk storage contractor's yard:	N	N	N	N
Manufacturing, Processing and Warehouse:	N	N	N	SP
Adult Entertainment Uses	N	N	N	N
Brewery/Distillery	N	N	N	N

OTHER PRINCIPAL USES	<u>C</u>	<u>R</u>	<u>AA</u> <u>AB</u>	<u>BA</u>
Other use having externally observable attributes similar to one of above:				
All other uses:	N	N	N	N

ACCESSORY USES	<u>C</u>	<u>R</u>	<u>AA</u> <u>AB</u>	<u>BA</u>
Home occupations (See Sec. 4410):	N	Y	Y	Y
Customary uses & structures (See. 4400):	Shall incur the same use reg			
Agriculture, Horticulture or Floriculture.	Insofar as it can be establish			
Large-Scale Ground-Mounted Solar Photovoltaic Installations	N	N	N	N
Marijuana Establishment, Medical Marijuana Treatment and Dispensing Facilities & Marijuana Cultivation	N	N	N	N