



593 MASSACHUSETTS AVE

BOXBOROUGH, MA

FOR SALE OR LEASE | TWO (2) 2,400 SF INDUSTRIAL UNITS ON 6.13 AC

- Conveniently located with close proximity to I-495 and Route 2
- 16' Clear
- Multi-Bay Unit Building
- Multi-Bay Unit Building

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Two (2) 2,400 SF Industrial / Contractor Bay Units on 6.13 AC for Sale or Lease

PROPERTY HIGHLIGHTS

- Conveniently located with close proximity to I-495 and Route 2
- Multi-Bay Unit Building

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,754	19,603	85,202
Total Population	18,045	51,362	226,814
Average HH Income	\$216,833	\$200,623	\$186,244

PROPERTY SPECIFICATIONS

Space Available:	Two (2) 2,400 SF Units
Lease Rate:	Negotiable
Lot Size:	6.13 AC
Available SF:	9,600 SF
Clear Height:	16'
Loading:	Four (4) Drive in doors (14'x14')
Power:	400a/3p
Zoning:	Business
Heat:	Gas
Utilities:	City
Construction:	Reinforced Concrete
Parking:	11 spaces
Roof:	Asphalt (2017)
Remodel:	Built 2017
Sale Price:	\$2,150,000
Lease Rate:	\$4,500/Month NNN



ETM
MANUFACTURING

AMD

amazon

jetcool
A Flex Company

DIAMOND

SUPPLY ONE
PACKAGING ELEVATED

SANBlaze

WINCHESTERSYSTEMS

Recipharm
Advanced Bio



element

SynQor

**HIGHWAY
PROXIMTY**

2

3.6 MILES
7 MINUTES

495

2.3 MILES
4 MINUTES

111

**IMMEDIATELY
ACCESSIBLE**

BOSTON

32 MILES | 47 MINS

WORCESTER, MA

26 MILES | 30 MINS

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