



# 20 Forbes Road

Northborough, MA

±32,452 SF

Industrial/Flex Space

JLL's Industrial team is pleased to bring to your attention the availability of ±32,452 SF of Industrial/Flex space at 20 Forbes Road in Northborough's I-290 Industrial Park. The available space has four tailboard docks and a clear height of 21'6".

The property is conveniently located near the intersection of I-290/I-495, and is easily accessible to the Massachusetts Turnpike, Routes 2 and 9.



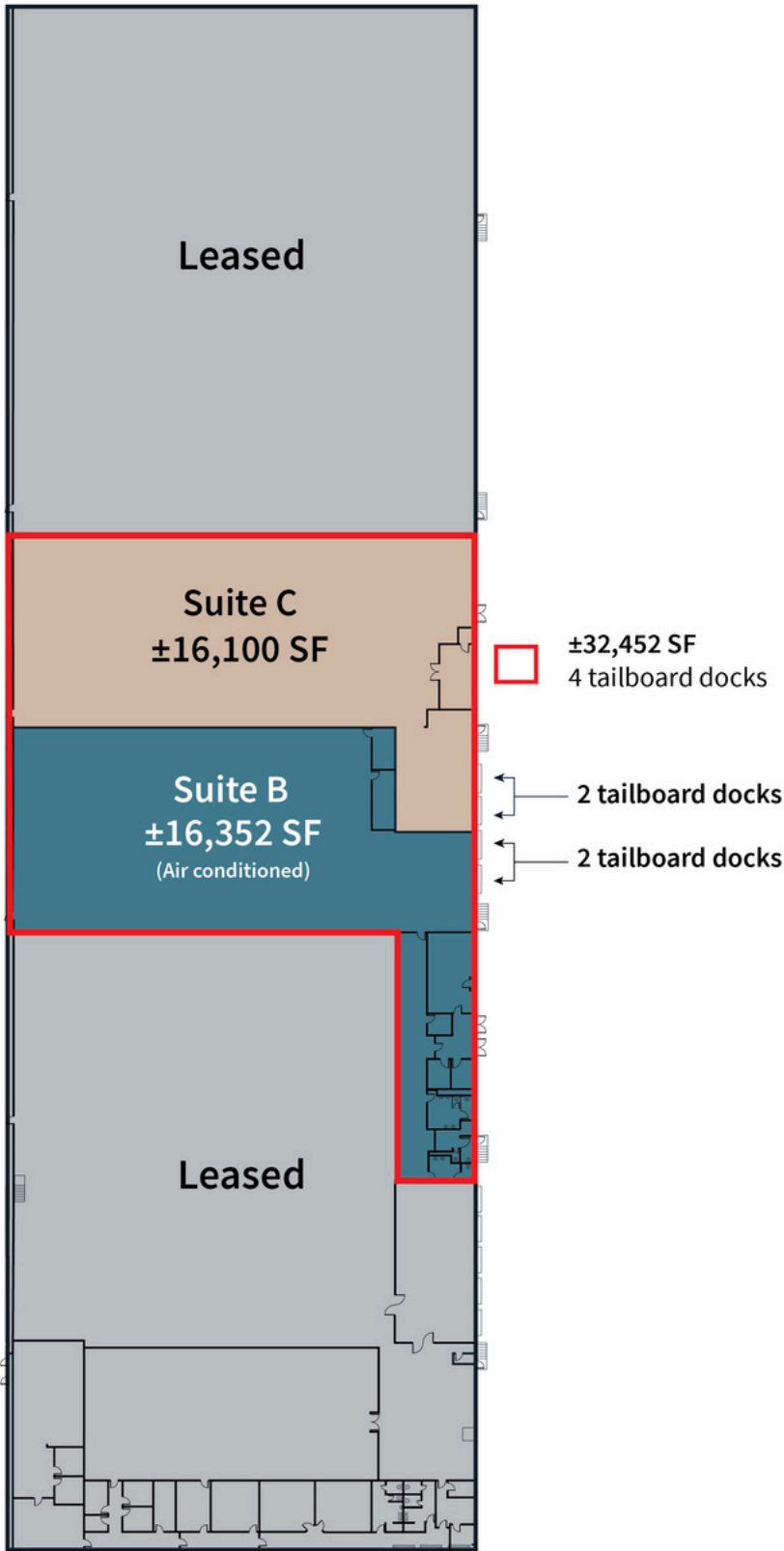
## Building specifications

- Total building size:  $\pm 110,339$  SF
- Available size:  $\pm 32,452$  SF
  - Warehouse:  $\pm 30,052$  SF
  - Office:  $\pm 2,400$  SF
- Clear height: 18' - 21'6"
- Parking:  $\pm 2.3/1,000$  SF
- Bay spacing: 30' x 40'
- Sprinkler system: Wet
- Loading:
  - Suite B/C: Total four (4) tailboard docks
- Electrical: 2,000a, 277/480v, 3p, 4w (full building)
- Utilities
  - Electric: National Grid
  - Gas: Eversource
  - Water/Sewer: Town of Northborough

## Site plan

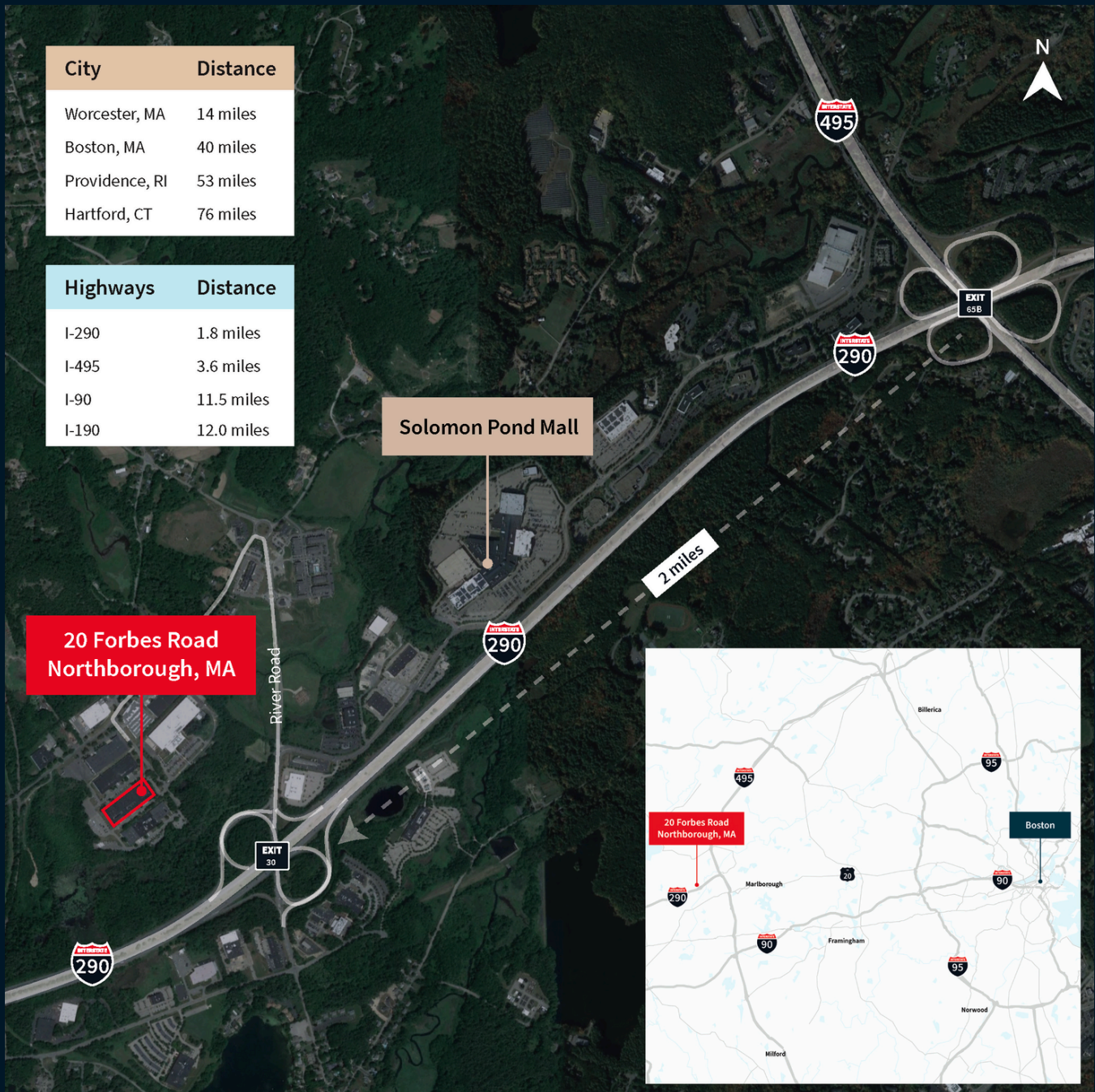


Floor plan  
±32,452 SF





# Aerial



## Contact Us

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