

±61,130 SF
AVAILABLE FOR LEASE

LBA Logistics 

CBRE

High-Bay Distribution Facility

**±61,130 SF
AVAILABLE**

150 HAYES MEMORIAL DRIVE

NORTHBOROUGH, MA

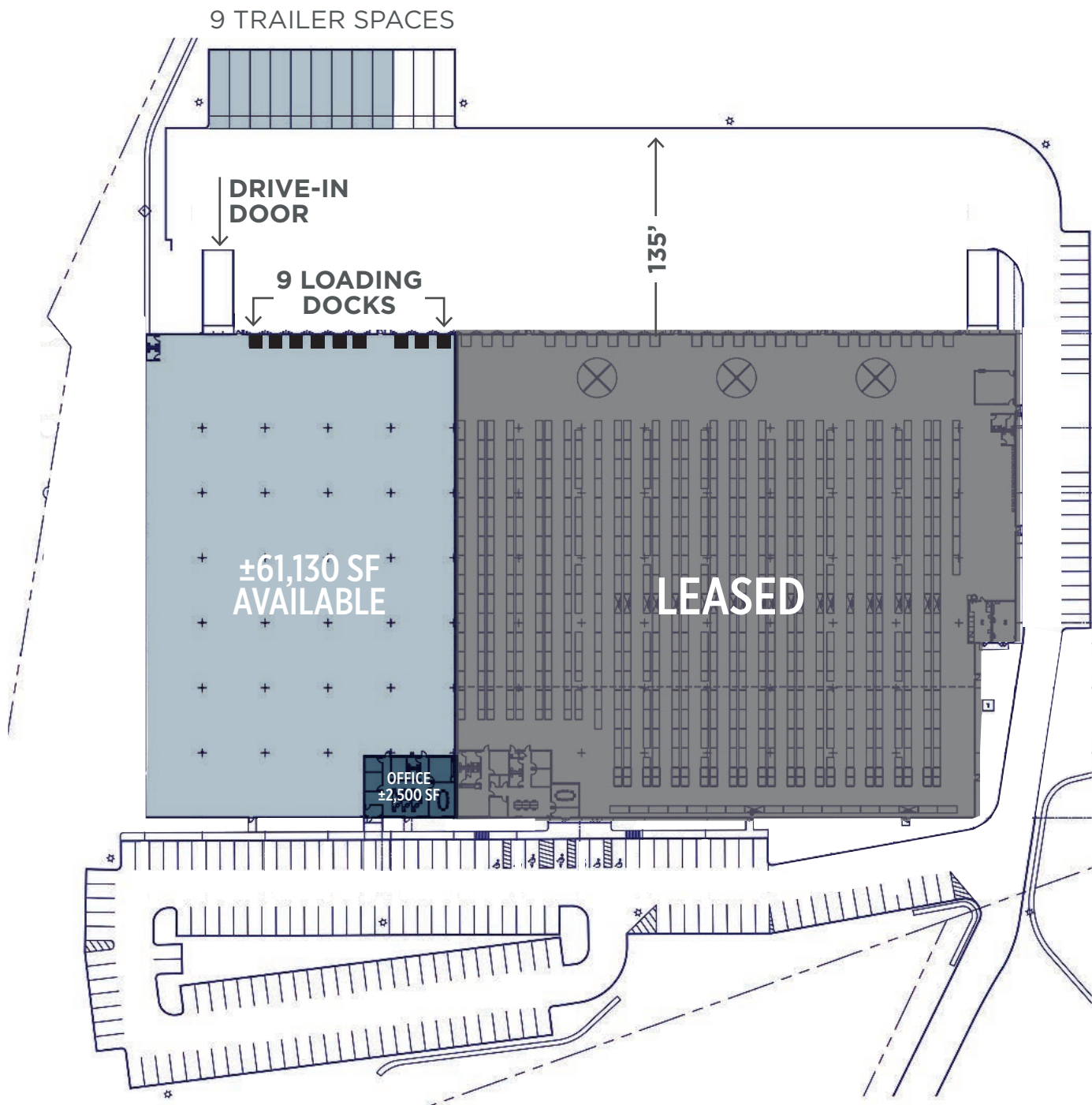


BUILDING SPECIFICATIONS

Building SF:	±167,438 SF	Truck Court:	135' – 185'
Available SF:	±61,130 SF Warehouse: ±58,630 SF Office: ±2,500 SF	Lighting:	LED
Acres:	±23.82 Acres	Sprinkler:	ESFR
Clear Height:	32'	Construction:	Concrete tilt-up panels
Column Spacing:	40' x 41'4" 60' Speed Bay	Floor:	6" floors, 4,000 PSI
Loading Docks:	Nine (9) loading docks One (1) drive-in door	Power:	2,000 amps, 480 volt, 3-phase, 4-wire (to be verified into the availability)
Auto Parking:	1.00/1,000 SF	Utilities:	Electric: National Grid Gas: Eversource Water: Northborough Water Department
Trailer Parking:	9 stalls with 7" thick dolly pad		



SITE PLAN | ±61,130 SF AVAILABLE



THE METROWEST TRANSPORTATION ADVANTAGE



<1 Mile
to Route 20



2.31 Miles
to I-495



3.98 Miles
to I-290



5.96 Miles
to Route 9



7.57 Miles
to I-90



8.80 Miles
to Framingham/
Worcester
Commuter Rail



15.50 Miles
to Worcester

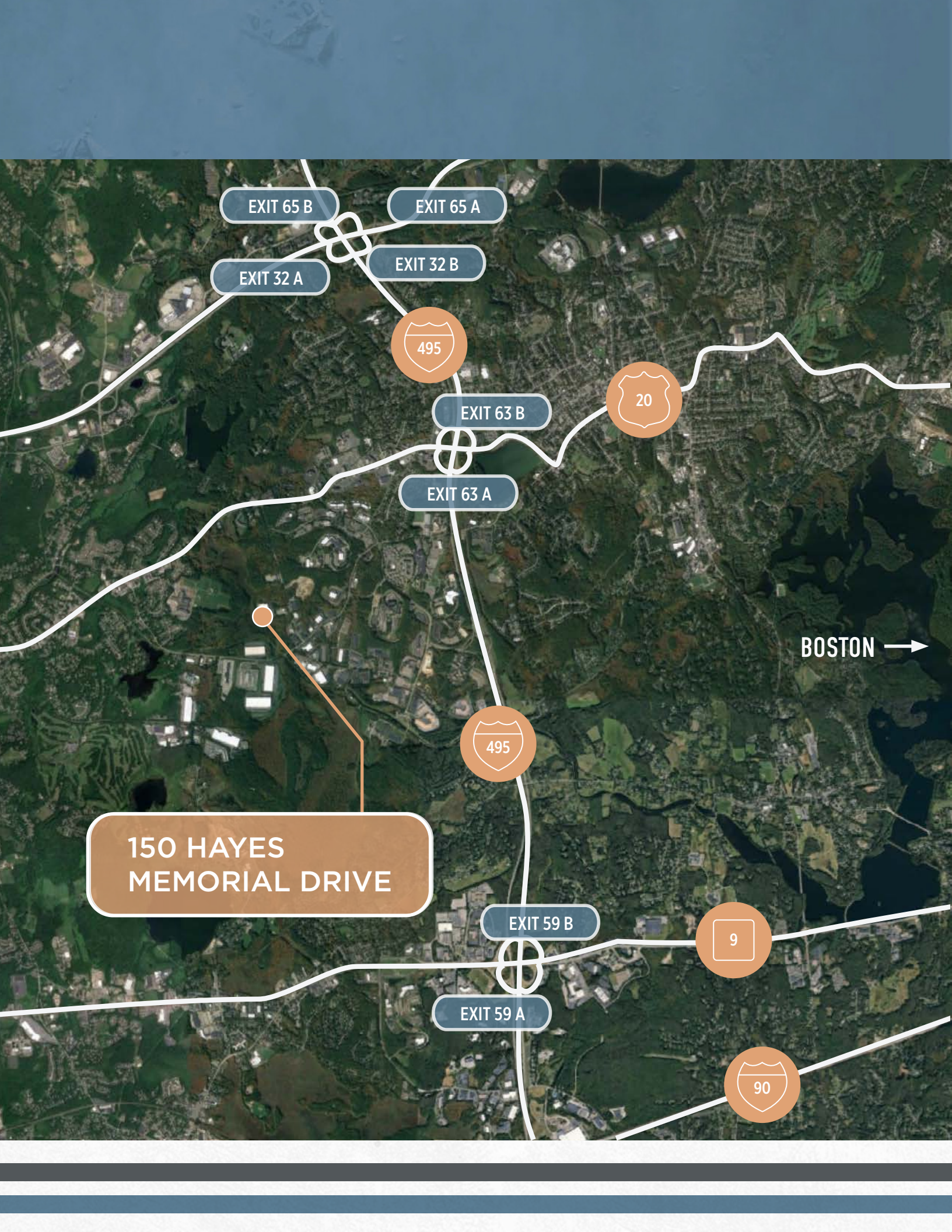


35.2 Miles
to Boston



37.1 Miles
to Logan Airport





EXIT 65 B

EXIT 65 A

EXIT 32 A

EXIT 32 B

495

EXIT 63 B

20

EXIT 63 A

495

150 HAYES
MEMORIAL DRIVE

BOSTON →

EXIT 59 B

9

EXIT 59 A

90

LABOR AVAILABILITY

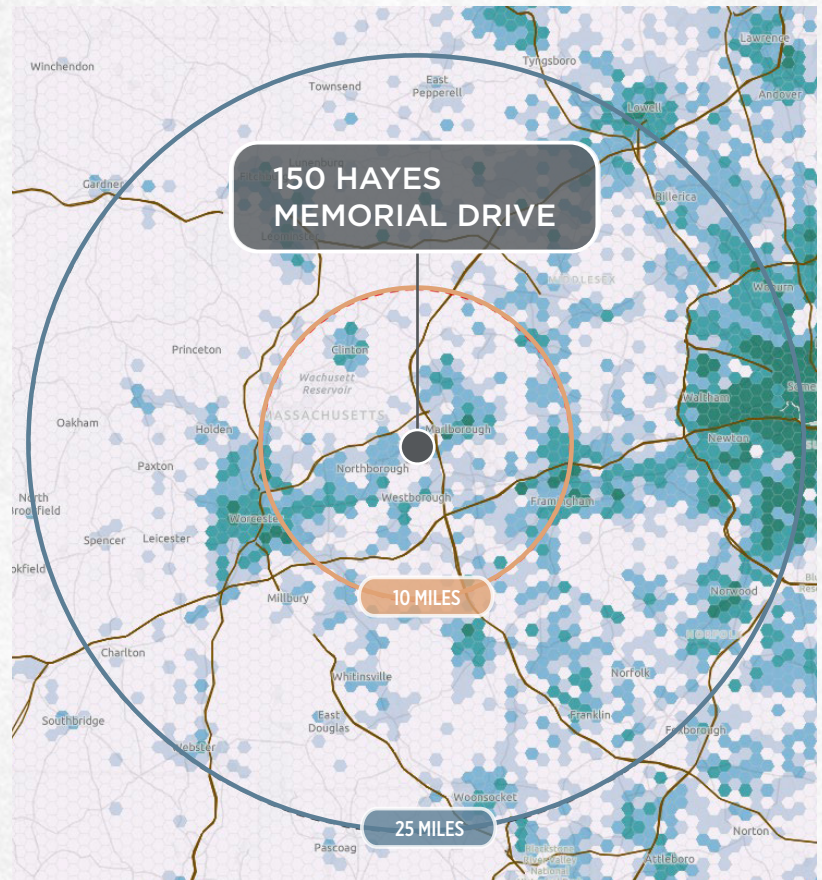
The Northborough area encompasses a large population, generating a consistent supply of both consumers and available labor, which serve as vital ingredients to a productive manufacturing or distributing tenant. Within 150 Hayes Memorial Drive's immediately accessible labor pool, the population is highly educated and the supply of those operating in the technical and manufacturing sectors are higher than what is experienced in urban Boston.

Educated Pop. Density



LOW

HIGH



KEY STATS - 10 MILES

331K
population
within 10 miles

65%
of adult population has
earned an Associate's
Degree or higher

1.39X
of the employed
population work in
technical occupations*
(vs. Boston MSA @ 1.0)

1.37X
of the employed population
are working in the
manufacturing industry**
(vs. Boston MSA @ 1.0)

KEY STATS - 25 MILES

2.31M
population
within 25 miles

64%
of adult population has
earned an Associate's
Degree or higher

1.18X
of the employed
population work in
technical occupations*
(vs. Boston MSA @ 1.0)

1.13X
of the employed population
are working in the
manufacturing industry**
(vs. Boston MSA @ 1.0)

CORPORATE NEIGHBORS AND LOCAL AMENITIES

AMENITIES

Apex Center - 3 Miles

Chick-Fil-A	Friendly's
Hyatt Regency	Hot Table Panini
B.Good	Muse Paintbar
Bank of America	Half Axe
TITLE Boxing	Oxford Smiles
Fairfield Inn	Euorpean Wax Center
Suites by Marriot	Dellaria Salons
Evviva Trattoria	Pro Clean Auto Wash
Dalla Nails & Spa	Sports Clips
Protein House	110 Grill
Qdoba Mexican Eats	Moderna

RK Center - 3 Miles

Panera	Starbucks
Embassy Suites	Boston Market
Office Max	Planet Fitness
Five Guys	Subway
McDonalds	Chipotle
Hannaford	Longhorn Steakhouse

CORPORATE NEIGHBORS





FOR MORE INFO,
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