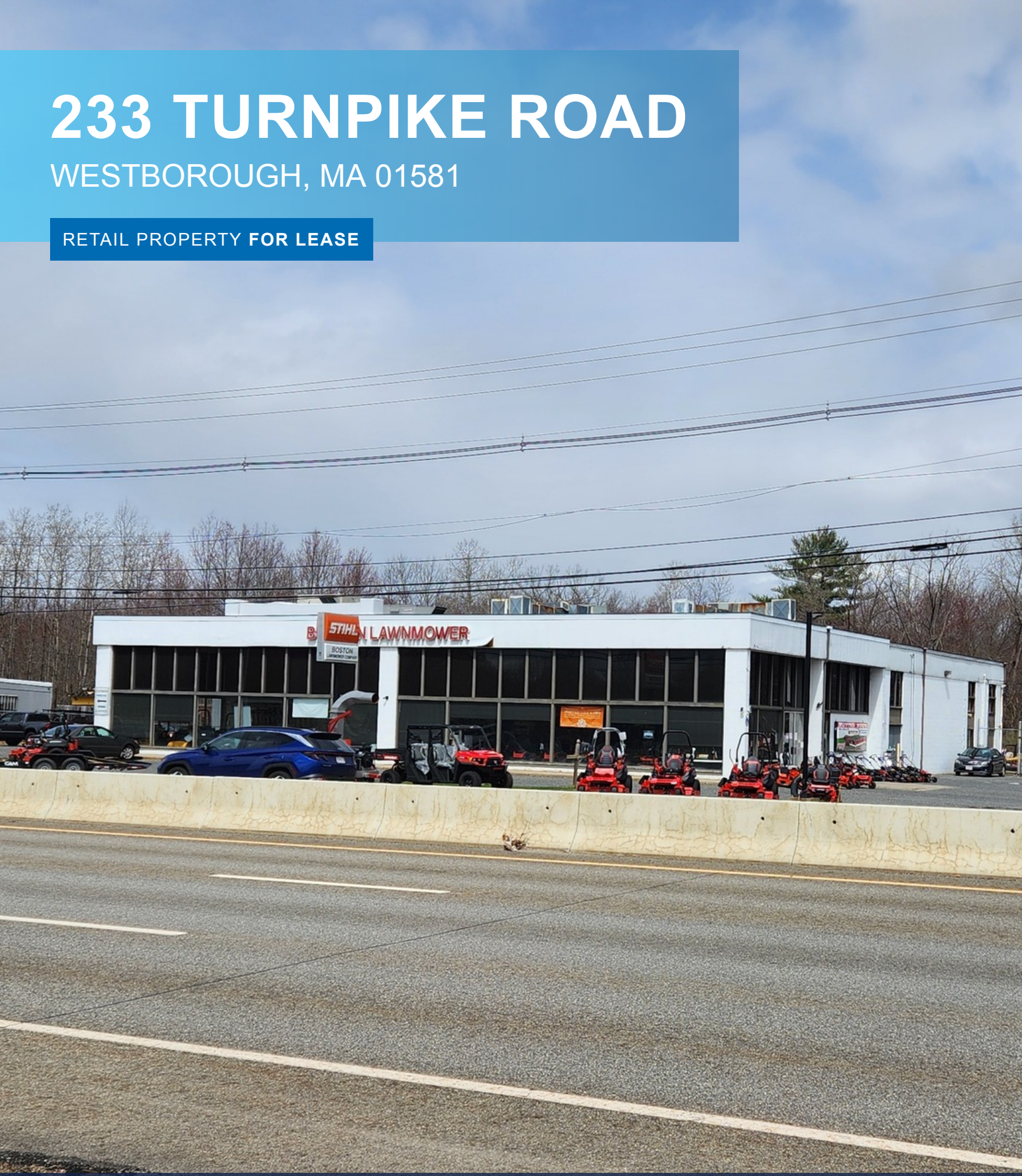
233 TURNPIKE ROAD

WESTBOROUGH, MA 01581

RETAIL PROPERTY **FOR LEASE**



Bernard Gibbons
Sr. VP
617.492.9900
bernard@abgrealty.com

ABG
ASSOCIATED BROKERAGE GROUP

233 TURNPIKE ROAD
WESTBOROUGH, MA 01581

RETAIL PROPERTY FOR LEASE

PROPERTY DESCRIPTION

ABG Commercial has been exclusively retained to offer 233 Turnpike Rd Westborough MA for lease. This former car dealership and landscape equipment distributor location has 14,000 square feet of showroom, industrial flex space on 2.3 acres of land. The site being situated on heavily trafficked route 9 make this the perfect opportunity for any retail business with an industrial and or outdoor storage component. High visibility, ample parking and paved outdoor space are the prominent features of this property. The building also offers a high bay shop area as well as retail showroom and office support areas.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,327	5,315	10,139
Total Population	3,117	12,941	26,241
Average HH Income	$101,839	$126,235	$153,833

PROPERTY HIGHLIGHTS

- 2.3-acre site with ample outdoor storage and parking
- Prime Route 9 location for maximum exposure and high traffic counts
- 20 FT high bay service area for versatile business operations
- Land display areas to showcase products or inventory
- Highly visible building facade
- Zoning allows for a wide range of commercial uses

OFFERING SUMMARY

Lease Rate:	$20.00 SF/yr (NNN)
Available SF:	13,284 SF
Lot Size:	2.3 Acres
Building Size:	13,824 SF

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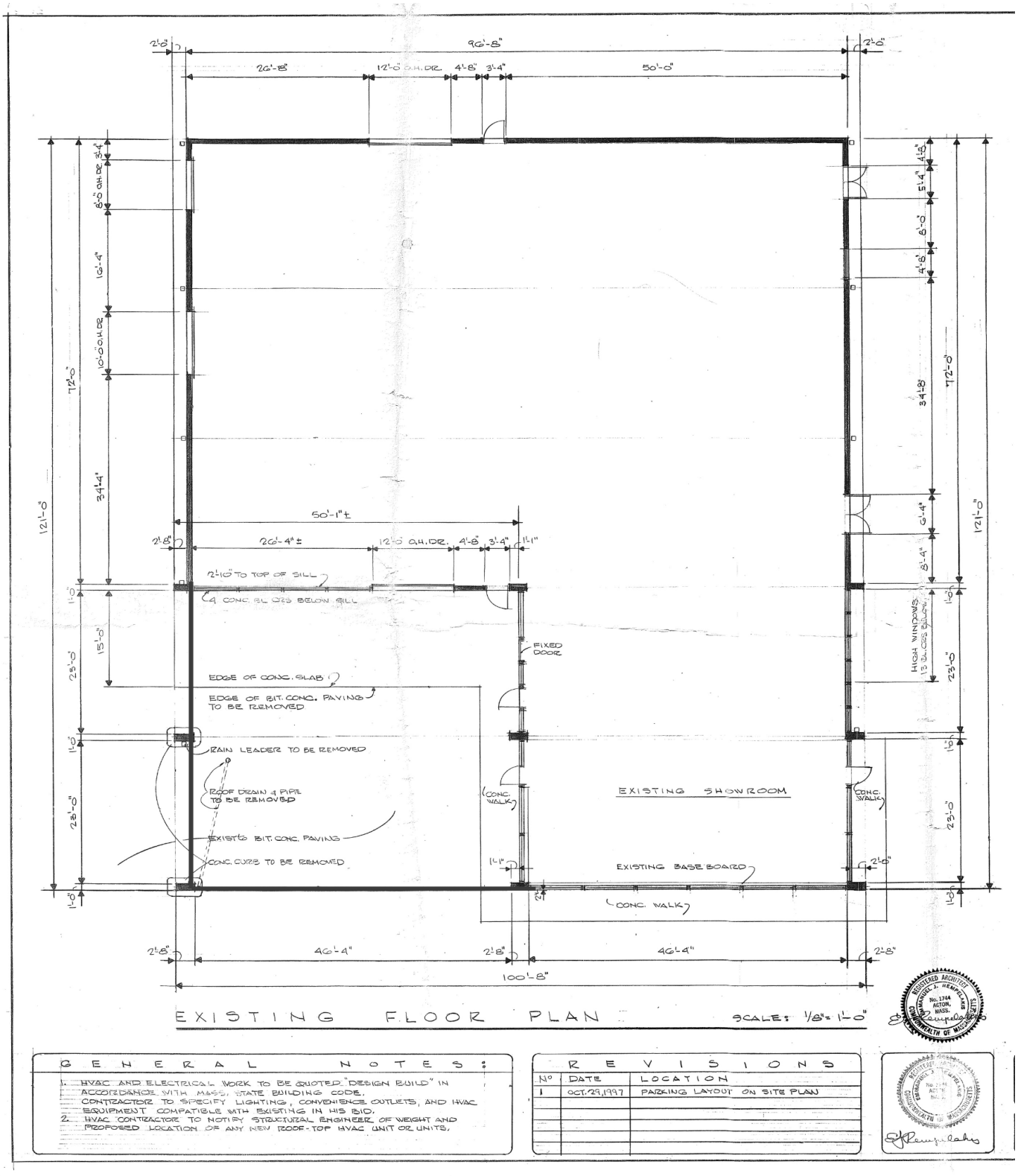
FLOOR PLAN



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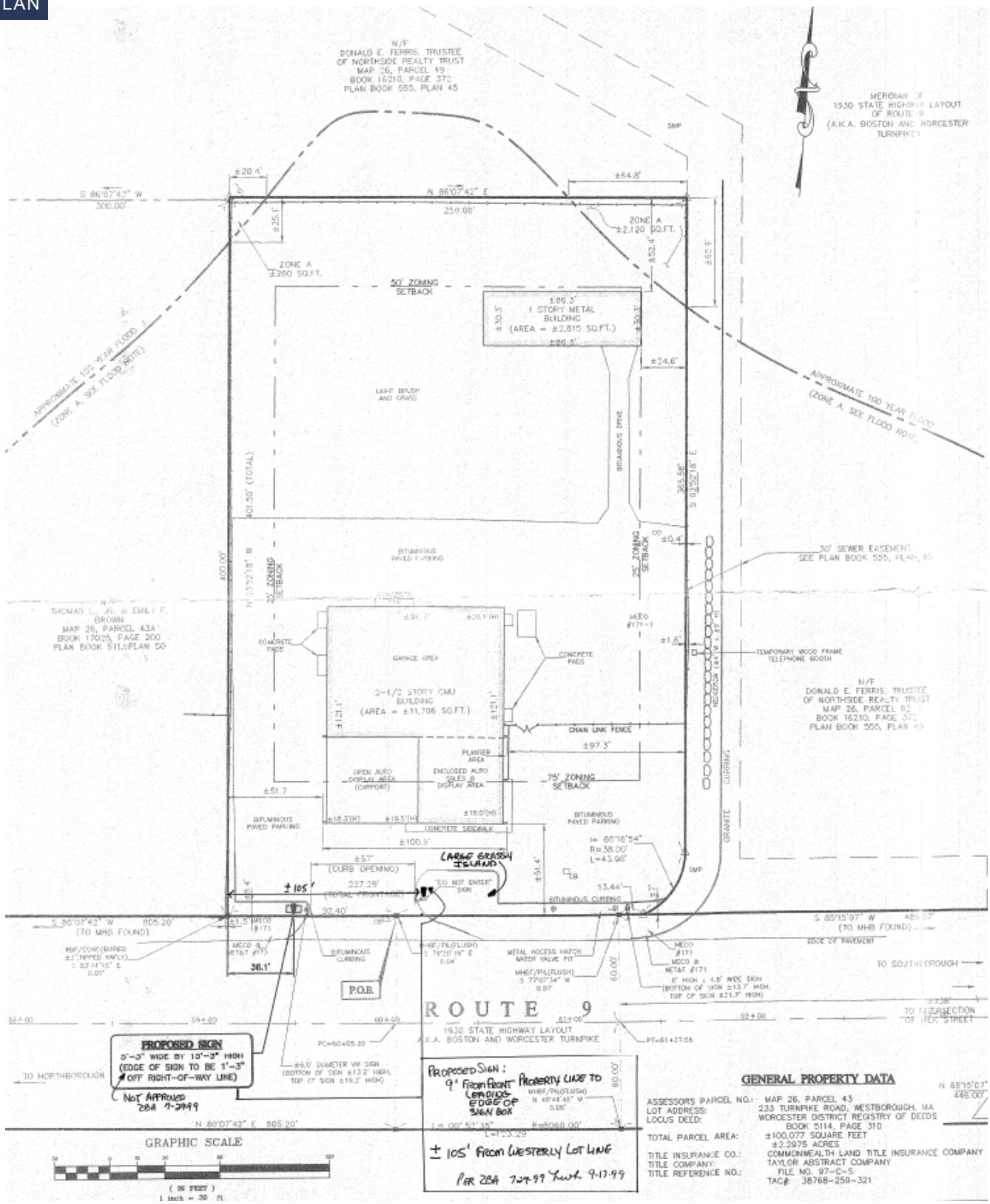
SITE PLAN



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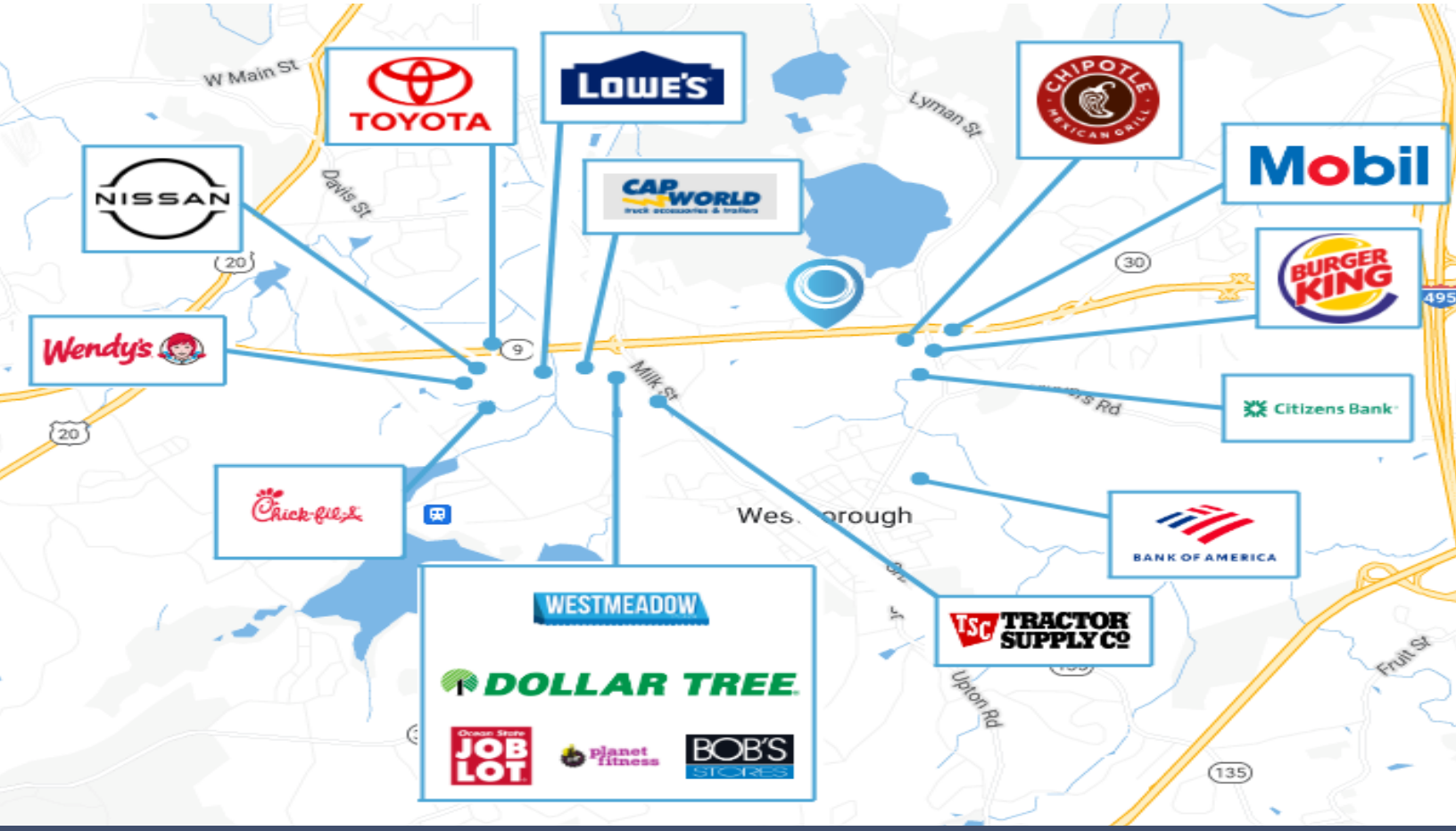
RETAIL PROPERTY FOR LEASE

LOCATION DESCRIPTION

This property is strategically located on busy Route 9 in Westborough, MA, your business will benefit from excellent visibility and easy access for car-traveling customers. Moreover, the location sits just minutes away from the popular Westborough Shopping Center, further attracting a built-in customer base already primed for. This strategic spot combines the advantages of a high-traffic corridor with the convenience of a developed suburban area, making it an ideal place for your retail business to flourish.



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