



ABG
ASSOCIATED BROKERAGE GROUP

**INDUSTRIAL W/
OFFICE SPACE
FOR LEASE**

**197 W Central St.
Natick, MA**

[INTRO](#) [DESCRIPTION](#) [HIGHLIGHTS](#) [SITE PLAN](#) [DEMOGRAPHICS](#) [CONTACT](#)

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PROPERTY DESCRIPTION

This 23,440 SF industrial building features a high-bay garage area with multiple overhead doors and a sizable office component, ideal for a variety of service-based or light industrial users. Previously used by a union rigging company, the space is well-suited for contractors, trades, or any business needing room for vehicles, equipment, and operations under one roof. The office area includes private offices, a break room, and flexible space for administrative functions. The property also offers extensive outdoor storage, perfect for parking fleet vehicles or storing materials and containers. With close proximity to the Mass Pike, it provides excellent access to Greater Boston and Central Massachusetts. A rare find in today's market, this building delivers the mix of indoor and outdoor functionality that growing businesses need.

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PROPERTY HIGHLIGHTS

- 23,447 SF industrial building situated on 3.13 acres in prime Natick location
- 20-foot-high ceilings in storage area
- Large outdoor area
- Three (3) drive-in doors (14' x 14'), plus four (4) loading dock
- Office area available
- Outstanding highway connectivity with access to I-90, I-95, and Route 9



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DEMOGRAPHICS

Radius	Population		Avg. HH Income	Median HH Income
	2025 Est.	2030 Proj.	2025 Est.	2025 Est.
1 mile	12,306	18,653	\$137,174	\$98,165
3 mile	78,307	116,003	\$154,248	\$112,234
5 mile	153,852	232,562	\$189,154	\$148,144

TRAFFIC COUNTS

Street	Cross Street	Traffic Volume	Distance
W. Central St.	Newfield Dr. W	18,003	0.32 miles
MA 135	Newfield Dr. W	19,273	0.32 miles
W. Central St.	Speen St. E	17,662	0.36 miles
Worcester St.	Dean Rd. E	53,727	1.15 miles
Worcester St.	Bacon St. E	45,199	1.33 miles



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PROPERTY CONTACT

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COMPANY CONTACT

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