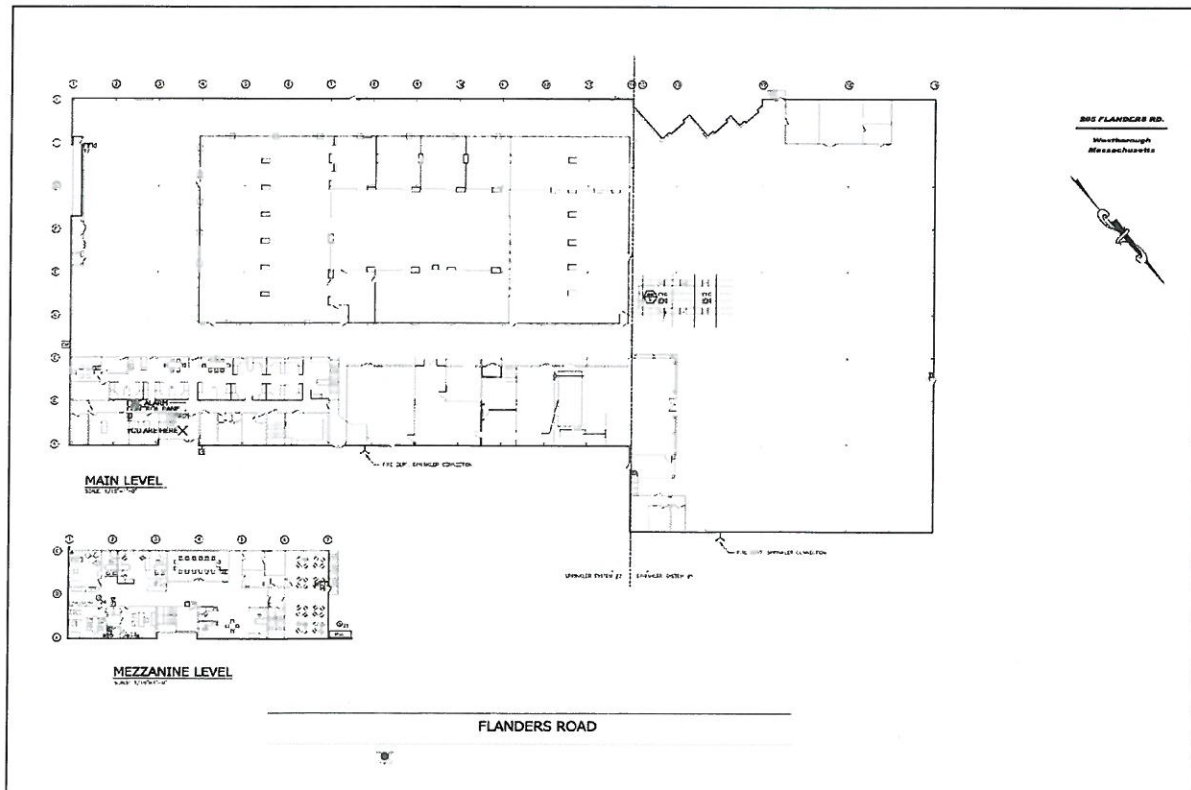


205 Flanders Rd Westborough, MA 01581

- 76,126 square foot warehouse
- 100% protected by fire sprinkler/alarm
- Zoning: Industrial
- Year built: 1972 (Major infrastructure improvements 2008 - 2010)
- Electric service: 4000A 480V 3PH
- Natural gas
- 1.5 MW generator (100% back up of electric service)
- 10000 square feet +/- office space including mezzanine level (furnished)
- 17000 square feet +/- clean room (Class 1000, 10000 and 10000 areas)
- Mechanical equipment to support clean room (Chillers, boilers, AHU's, etc.)
- 7 loading docks (4 side, 3 rear)
- 107 parking spaces
- 19' clear height
- 40' x 40' bay spacing
- Adjacent 33,820 square foot warehouse also available individually or in tandem for campus setting



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