



# METROWEST COMMERCIAL R.E.

## FOR LEASE - INDUSTRIAL BAYS NEW CONSTRUCTION BUILDING **1,250 S.F. BAYS**

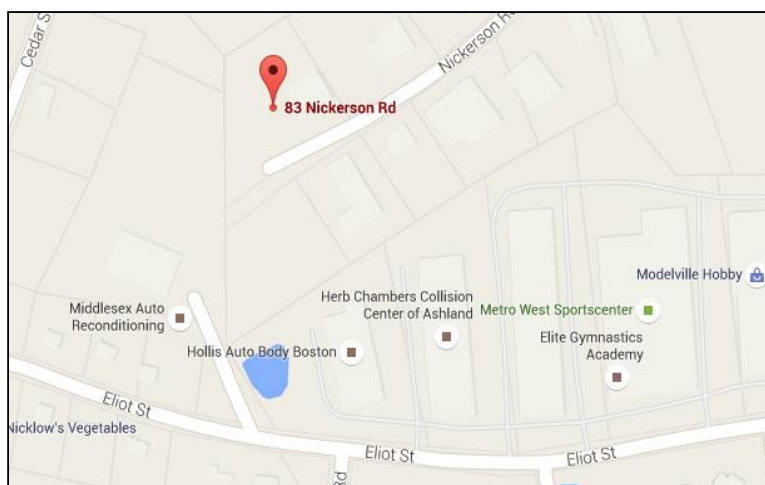
### 85 NICKERSON ROAD, ASHLAND, MA



Building is situated at the end of a dead-end road, directly off of Route 126 (Pond St.), just south of Downtown Framingham. Zoned manufacturing.

- Building Size: 5,000 sf
- (4) 1,250 sf bays with drive-in access.  
Can be combined. **Unit A - leased.**
- 2 Bathrooms per bay.
- 10' x 12' Office with Heat/AC Unit above bathrooms.
- Utility Sink
- Height: approx. 14' - 16' CLEAR
- 3-Phase Power.

**ASKING - \$2,300/month**



**Listing Broker: LAUDY SOIFER 508-370-0003 – office ~ 508-667-7271 - cell**

**[www.metrowestcre.com](http://www.metrowestcre.com) ~ [laudy@metrowestcre.com](mailto:laudy@metrowestcre.com)**

*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MetroWest Commercial RE represents the Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize representation after the first showing.*

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ASHLAND, MA**

**Industrial/Commercial Drive-in Bays. Each bay is equipped with the following features:**

- Gross dimensions per unit: 50 FT deep by 25 FT wide.
- 12 FT by 14 FT Fully insulated, automated overhead door with remote control with ‘man-doors’ beside it and at rear of each bay.
- 14 FT – 16 FT Clear Height in Bay
- 12 FT by 10 FT Office with Built-in Electric AC/Heat Unit accessed by a wide stairway.
- Deep Utility Wash Sink outside of bathrooms.
- Separate Water Spigot in Service Bay area.
- Electrical Outlet for 3-Phase Welder Installed.
- Energy Saving LED Lighting Throughout.
- Surveillance Cameras Monitoring the Premises.
- Light Sensor Activated Outside Lighting.
- All separately metered Utilities.
- Gas overhead blower in the shop area.
- Gas and Electricity Supplied by Eversource.
- Internet available from Comcast
- Water supplied by Town of Ashland
- 2 large ADA Compliant Bathrooms per unit.
- 5 Designated Outside Parking Spaces per unit.
- Conveniently located at the end of a Dead End Road directly off of Route 126/Pond Street in Ashland, MA.
- Rent starting at \$2,300./m, Gross, plus separately metered utilities.

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