



# MAGGIORE

# FOR LEASE



## 153 NORTHBORO ROAD, SOUTHBOROUGH

### The 495 Technology Center

The 495 Technology Center is a 310,000 square foot, two building development owned and managed by one of the area's premier developers, The Maggiore Companies. The development is strategically located just ½ mile from the interchange of Simarano Drive and Interstate 495 and just three miles north of the Massachusetts Turnpike in Southborough, Massachusetts. The building offers all of the features required by industrial and flex tenants.



**Available December 1, 2025: 6,933 SF**

#### Building Specifications:

NNN's 2025 estimate: \$2.65/ SF

Clear Height: 18'

Column Spacing: 40' X 34'

Utilities: Town water, Town sewer, Eversource, National Grid



**FOR MORE INFORMATION**

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## 6,933 SF

1,725 SF of Office | 1 Loading Dock | 200A/ 480V

