



# MAGGIORE

# FOR LEASE



## 155 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 February 1 2026: 7,824 SF**

Building Specifications:

NNN's 2025 estimate: \$2.55/ SF

Clear Height: 18'

Column Spacing: 40' X 34'

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



**FOR MORE INFORMATION**

**Jacquie Maggiore**

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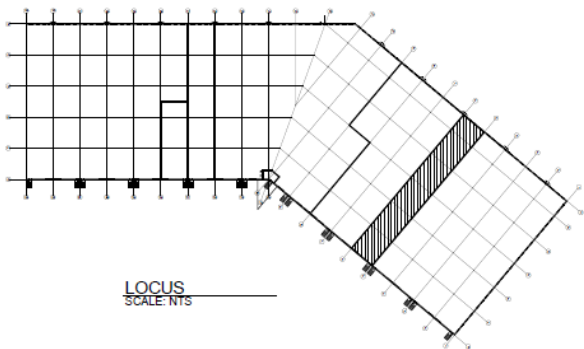
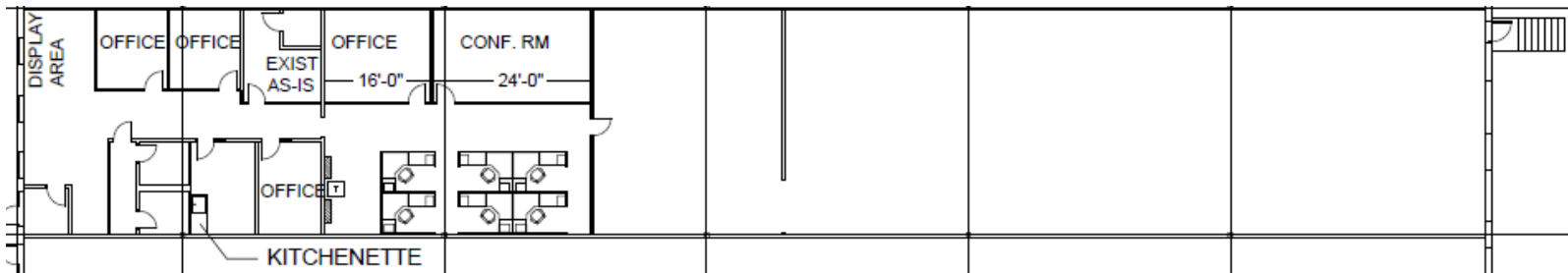
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## 7,824 SF

3,046 SF of Office | 2 Loading Docks | 200A/ 480V



OFFICE AREA	3,046sf
WAREHOUSE AREA	4,766sf
COMMON AREA	12sf
<b>TOTAL AREA</b>	<b>7,824sf</b>



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