

±192,018 SF
FLEX/R&D/MANUFACTURING



**PREMIER ACCESS
& LOCATION**

9



(4) 2,500 KVA TRANSFORMERS
(4) 4,000 AMP PRIMARY SWITCHBOARDS
WITH ABILITY TO EXPAND

32

**COSLIN
DRIVE**

SOUTHBOROUGH, MA



CBRE

PROPERTY DESCRIPTION

On behalf of ownership, CBRE is pleased to bring your attention to a full building opportunity at 32 Coslin Drive in Southborough, Massachusetts. Located less than 30 miles from downtown Boston and less than 15 miles from Worcester, the building is strategically positioned directly off Route 9 at the Interstate 495 interchange and within minutes of Interstate 90. The facility offers unmatched connectivity to all of greater Boston's major highway systems and population centers.

The building features heavy existing electrical infrastructure, 22' clear height, and 40' x 40' column spacing. With flexible subdivision plans, the building has the ability to cater to tenants looking for rare industrial, manufacturing, and R&D space within a prime location.



UNPARALLELED ACCESS & LOCATION

32 | **COSLIN DRIVE**
SOUTHBOROUGH, MA

TRAVEL DISTANCES

9

0.2 MILES

495

0.57 MILES

90

1.08 MILES


WORCESTER
12.75 MILES

95

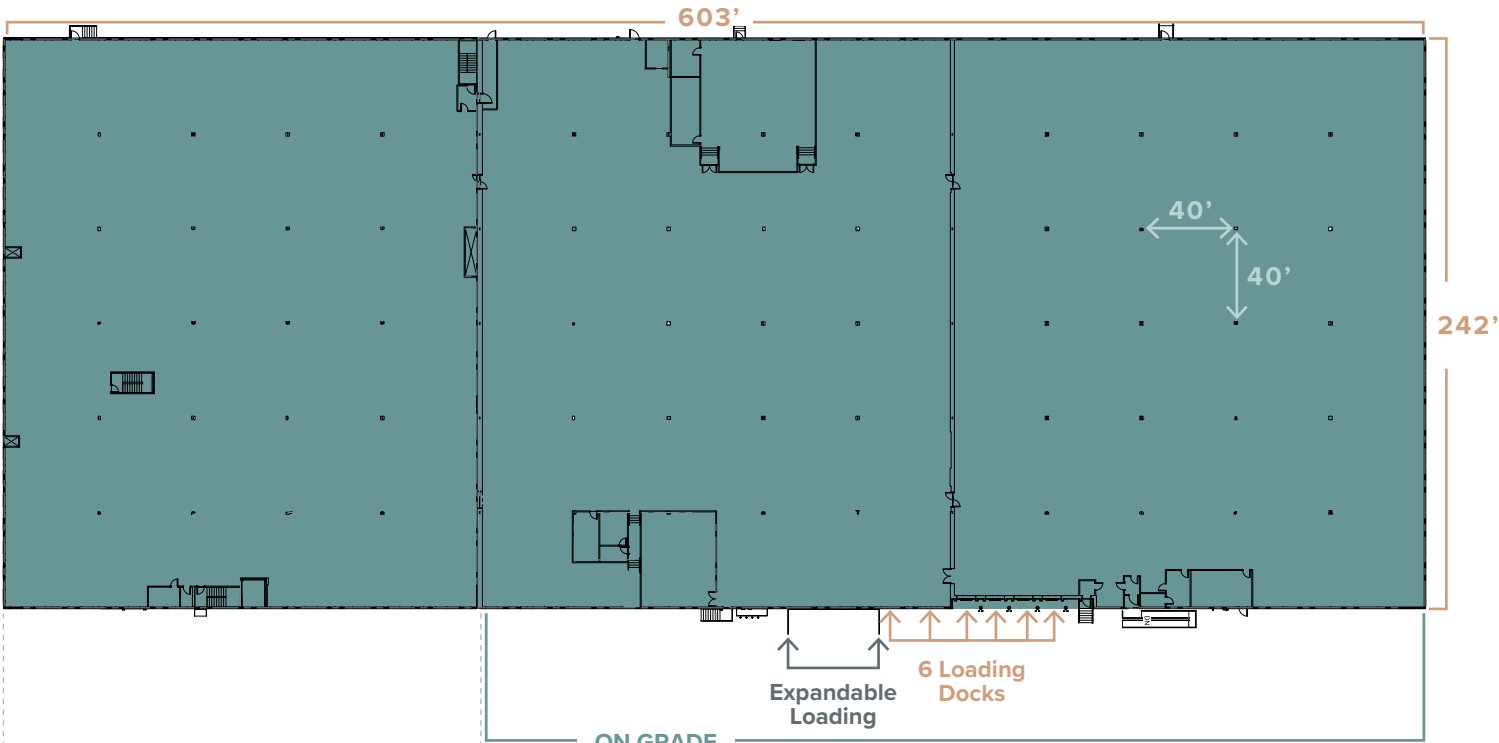
15.75 MILES


BOSTON
25.5 MILES

FLOOR PLANS

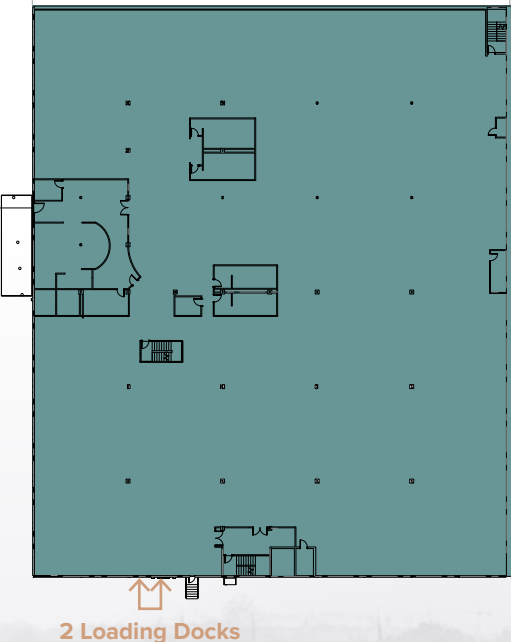
MAIN LEVEL

±144,152 SF



LOWER LEVEL

±47,866 SF



22'
Clear Height



Heavy Floor
Loading



(4) 2,500 kVA
TRANSFORMERS

(4) 4,000 Amp
PRIMARY SWITCHBOARDS

(WITH ABILITY TO EXPAND)



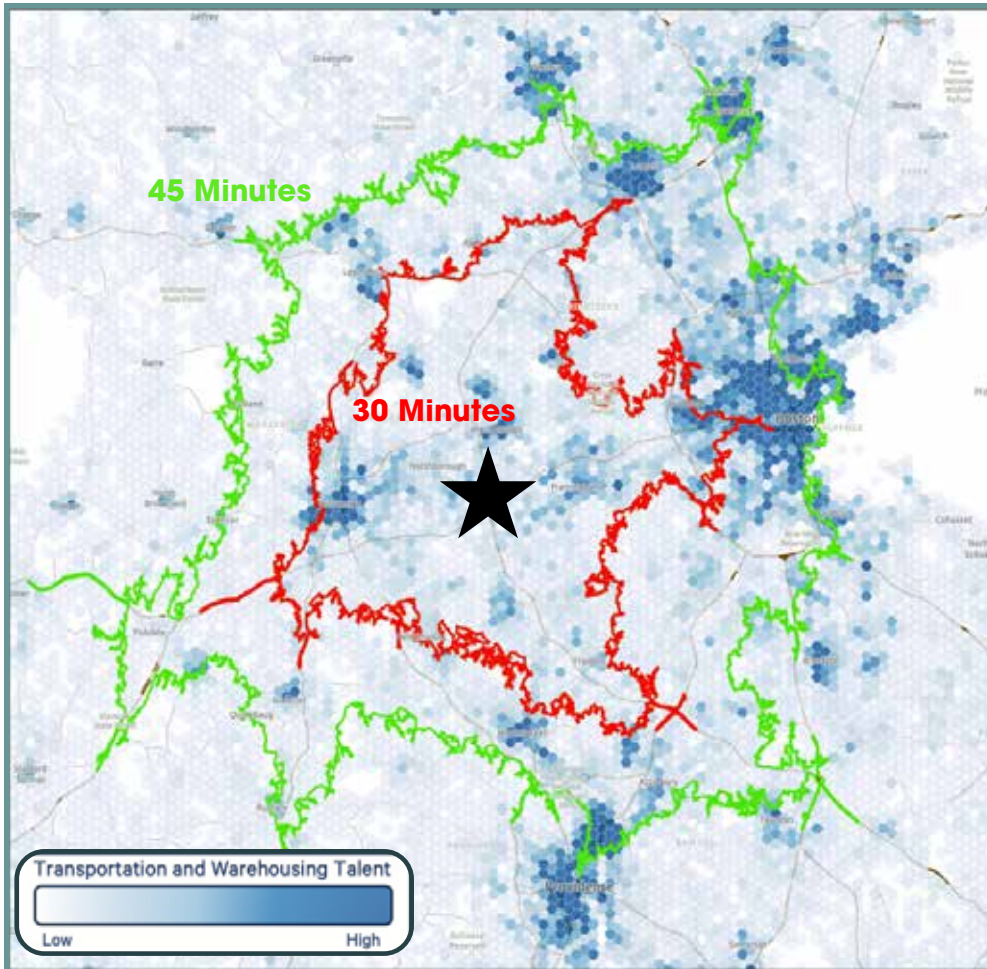
BUILDING SPECIFICATIONS

Total Building Availability	±192,018 SF Lower Level: ±47,866 SF Main Level: ±144,152 SF (±100,000 SF of slab on grade on Main Level)	Clear Height	Lower Level: 11' Main Level: 22'
Acreage	±19.76 Acres	Parking	±3.24/1,000 SF (623 car parking spaces)
Power	(4) existing 2,500 kVA pad-mounted transformers; (4) 4,000 Amp primary switchboards (with ability to expand)	Sprinklers	Wet
Generator	1,000kW, 277/480V, 3ph	Live Load	Slab on Grade: 300 PSF Two-Story: 200-300 PSF
Building Dimensions	603' x 242'	Utilities	
Column Spacing	40' x 40'	Electric	National Grid
Loading Docks	Eight (8) tailboard loading docks (with ability to expand)	Gas	Eversource
		Water	Town of Southborough
		Sewer	Town of Westborough
		Zoning	Industrial Park (IP)



ACCESS TO LABOR

ADVANCED MANUFACTURING



32 Coslin Drive in Southborough, MA is well located to support advanced manufacturing operations. The area directly surrounding the site consists of an educated adult population with relevant technical expertise and manufacturing industry experience.

KEY STATS

30 MINUTES

1.17M

population within 30 minutes

64%

of adult population has earned an Associate's Degree or higher

69K

population employed in technical occupations*

65K

population employed in the manufacturing industry**

45 MINUTES

4.01M

population within 45 minutes

59%

of adult population has earned an Associate's Degree or higher

221K

population employed in technical occupations*

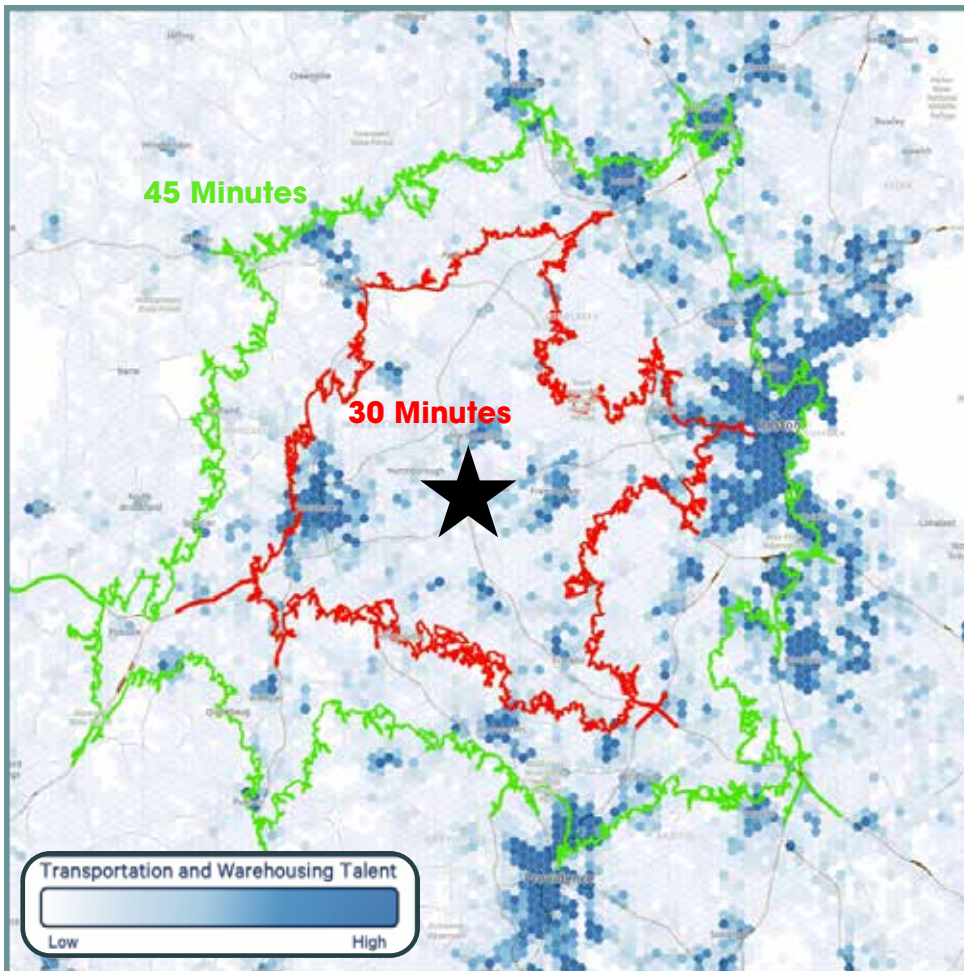
216K

population employed in the manufacturing industry**

* Technical occupations include Computer, Math, Engineering, etc.

** Manufacturing industry includes NAICS Codes 31-33, which includes advanced manufacturing industries.

DISTRIBUTION



32 Coslin Drive in Southborough, MA is well positioned to attract and grow talent in distribution related operations. The area directly surrounding the site consists of an adult population with education levels well aligned with distribution related occupations.

The strategic location is within a 45-minute drive of two major metropolitan areas in Worcester and Boston, which are both densely populated and concentrated with target talent.

KEY STATS

30 MINUTES

1.17M

population within 30 minutes

37%

of adult population has earned a High School Diploma/GED, some College or an Associate's Degree

25K

population employed in transportation and material moving occupations*

45 MINUTES

4.01M

population within 45 minutes

40%

of adult population has earned a High School Diploma/GED, some College or an Associate's Degree

100K

population employed in transportation and material moving occupations*

* Transportation and material moving occupations includes NAICS Code 53, which includes distribution related occupations.



NEARBY AMENITIES

COURTYARD
BY MARRIOTT



WESTBOROUGH SHOPPING CENTER



ROUTE 9 AMENITIES



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