



INDUSTRIAL BAY FOR SUBLEASE
MODERN BUILDING
1,250 SF
96 NICKERSON ROAD, ASHLAND, MA



Comes with 5
car parking, more
may be possible

Rare find!! modern and clean industrial bay for lease. The building is situated at the end of a dead-end road, directly off Route 126 (Pond St.), and just south of Downtown Framingham. Zoned manufacturing. **Unit 4-C** is being offered as a sublet. However a longer, 3-year or more lease term is available.

Available: 1,250 s.f.

- 1 Bathroom in unit.
- 10' x 12' Office with Heat/AC Unit
- Utility Sink
- Height: 18' CLEAR
- 14'H x 10' W Automated overhead Drive-in door.
- 3-Phase power
- Mezzanine storage above office

ASKING - \$2,600/m thru April, 2026
and \$2,700/m thru April, 2027
Plus separately metered utilities



Please call listing broker – LAUDY SOIFER ~ 508-667-7271

laudy@metrowestcre.com

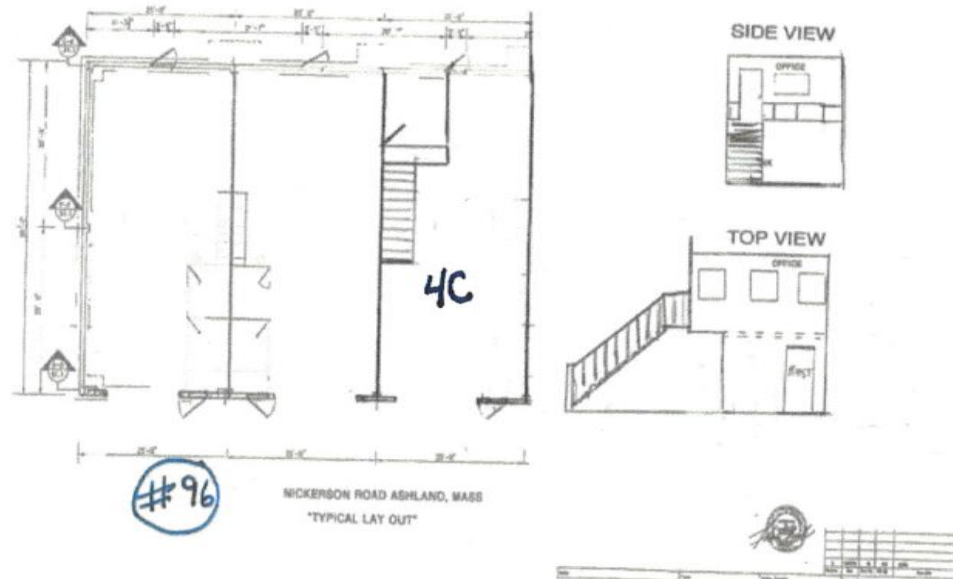
www.metrowestcre.com

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 SubLessor & Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize representation after the first showing. 10-27-25

FEATURES:

Industrial/Commercial Drive-in Bays. Most bays are equipped with the following features:

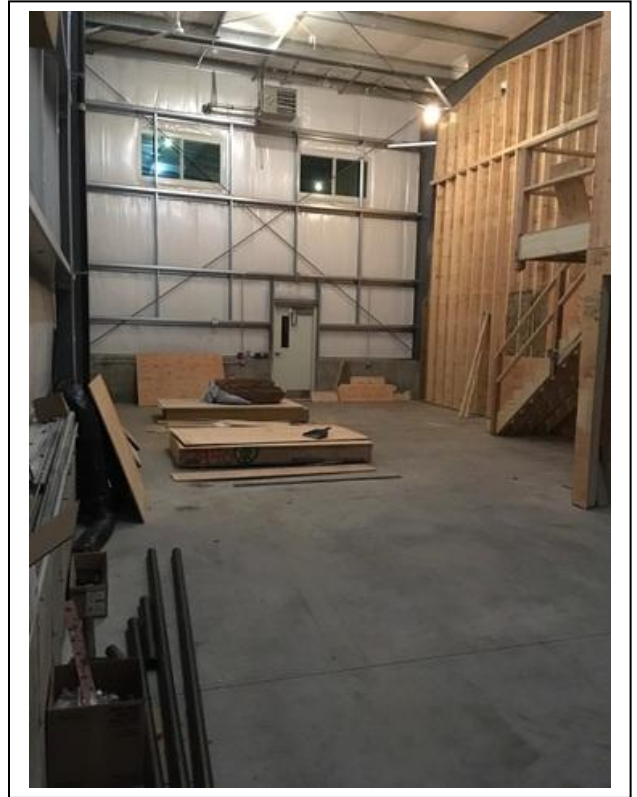
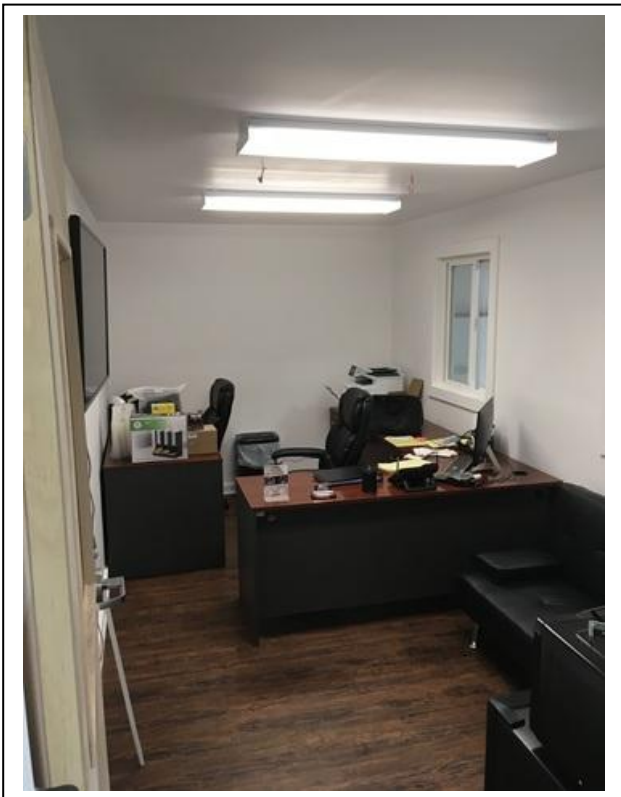
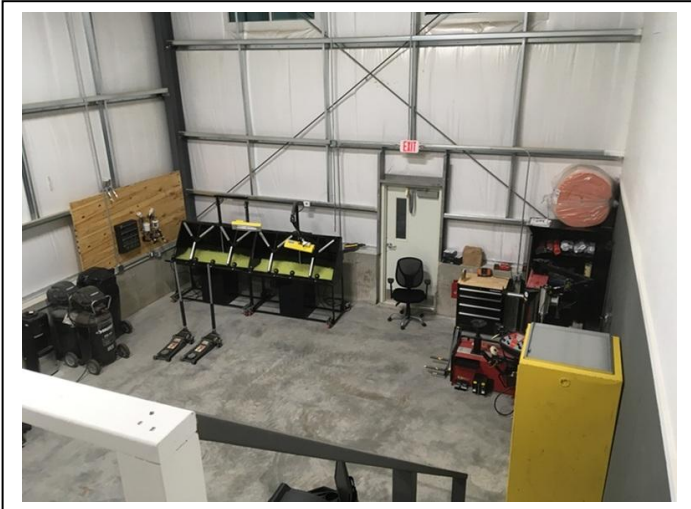
- Gross dimensions per unit: 50' deep x 25' wide.
- 14' H x 10' W Fully insulated, automated overhead door with remote control with 'man-doors' beside it and at rear of each bay.
- 16' – 18' Clear height in bay
- 12'x 10' Office with built-in electric AC/Heat Unit accessed by a wide stairway.
- Deep 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
- 5 Designated outside parking spaces per unit – additional shared spaces.
- Conveniently located at the end of a dead-end road directly off Route 126/Pond Street
- Town water & town sewer.



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