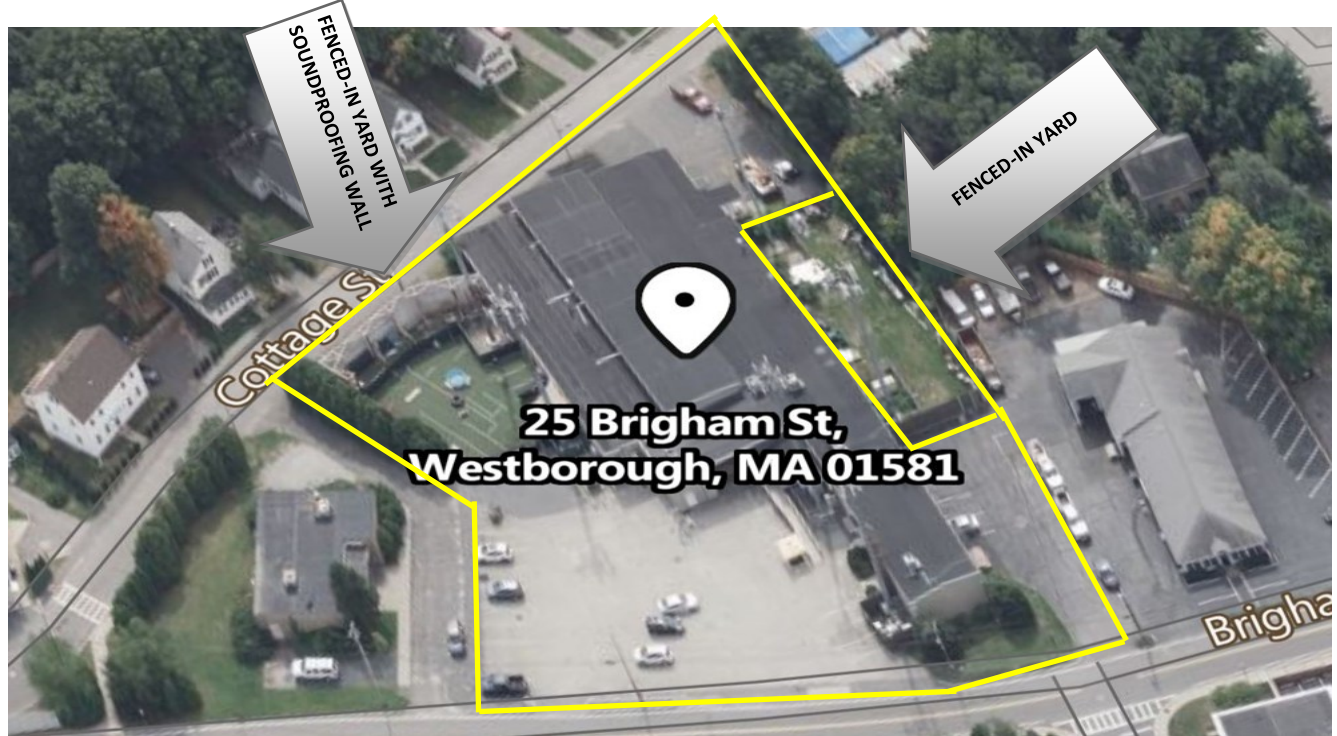


**Industrial warehouse bldg. with full a.c.  
and fenced-in yard space for an owner oc-  
cupier or investor.**



**FOR SALE - 18,700 s.f.  
OFFICE/ INDUSTRIAL/WAREHOUSE BLDG  
WITH 2 FENCED-IN YARD AREAS**

**DON'T LET THE EXTERIOR FOOL YOU! \$1M WAS SPENT ON INTERIOR RENOVATIONS.**

Located in Westboro, MA just off the main rotary, with easy access to Rt. 495, Rt. 9 & Rt. 30, this 18,580 s.f. building is zoned IB, a very liberal zoning. Zoning attached pages 8 –10.

There are approx. 52 parking spaces and more can be added. The building has heavy power 122/08, 3 phase, 1,200 Amps total, 400 Amps in each unit, is 100 % sprinklered, fully airconditioned, 6" slab throughout and mostly separately metered utilities.

The middle 4,100 s.f. has 19' height and loading dock access.

25 Brigham is situated on 1.33 acres and includes 2 fenced-in yard areas. One fenced-in area was used by a dog daycare tenant who spent \$300,000 designing & building a sound-deadening wall. The wall shelters Cottage St. residential homes.

Seller has completed 21E completed An update will be required.

**ASKING - \$2.95M**

**EXCLUSIVE LISTING BROKERS: LAUDY SOIFER  
MARLENE ARON**

**508-667-7172  
508-740-0000**

**laudy@metrowestcre.com  
ma@metrowestcre.com**



**SCHEDULED RENT ROLE - FIGURES SHOWN IN RED ARE NOT LEASED AS OF 6/4/2026**

TENANT	APPROX. SF	YEARLY RENT	MONTHLY RENT	PSF RENT NNN
<b>Unit 1: Vacant</b>	<b>4,100 s.f.</b>	<b>Asking \$13/s.f. NNN \$53,300</b>	<b>Asking \$13/s.f. NNN \$4,441.66</b>	<b>\$6.00/s.f.</b>
<b>Unit 2: Lease expires 6/30/2026</b>	<b>4,100 s.f.</b>	<b>Asking \$15.50 /s.f. NNN \$63,550</b>	<b>Asking \$15.50/ s.f. NNN \$5,295.83</b>	<b>\$6.00/s.f.</b>
Unit 3: Non profit Organization 4/1/2024-3/31/2028 Yr. 3 income used to calculate potential gross income below. Basement area under part of this space. Maybe good for storage (1) 5 year extension	9,200 s.f.	\$92,000 - yr.1 \$95,680 - yr.2 <b>\$99,452 - yr.3</b> \$103,408 - yr. 4	<b>\$7,666 (yr. 1) \$7,973 (yr. 2) \$8,287 (yr. 3) \$8,617 (yr. 4)</b>	\$10/s.f. NNN—NNN capped 5% / yr. rent increase,  NNN 15% increase fixed 5 years
Unit 4: Retail allowed or office Vacant	<b>700 s.f.</b>	<b>\$15,050</b>	<b>\$1,250</b>	<b>Asking \$21.50/s.f. gross Approx. \$15./NNN if</b>
Owner's office suite. May be grandfathered as an apartment with kitchen, & full bathroom, one bedroom & living area/dining (Used by current owner as office/apt.)	<b>600 s.f. 1 bdrm apt.</b>	<b>Not leased now Projected \$26,400</b>	<b>\$2,200</b>	<b>Gross</b>
Fenced-in 5,500 s.f. Leased together with Unit 1	<b>5,500 s.f.</b>	<b>\$30,000</b>	<b>\$2,500</b>	<b>Asking \$2,500/m</b>
Fenced-in 4,400 s.f. yard	<b>4,400 s.f.</b>	<b>\$24,000</b>	<b>\$2,000</b>	<b>Asking \$2,500/m</b>
<b>Gross Potential Income (GPI)</b>		<b>\$</b>	<b>\$25,974/m</b>	
<b>Total per s.f. above</b>	<b>18,700 s.f.</b>		<b>\$311,694/yr.</b>	
<b>Actual Gross Income 7/1/2026</b>	.	<b>\$99,452/yr.</b>	<b>\$8,287/m</b>	Pays NNN

*The information in this document is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees/Buyers are advised to verify information. Metrowest Commercial Real Estate (MWCRE) represents the Lessor/Seller. MWCRE does not co-broke with Principals nor recognize representation after the first showing.*

**Interior Pictures**



2,700 s.f. office section that is part of the 9,200 s.f. leased unit.



Interior loading dock with 14' overhead door access. This 4,100 s.f. section is vacant now. Below are interior pictures of vacant 4,100 s.f. ( same unit as above.)



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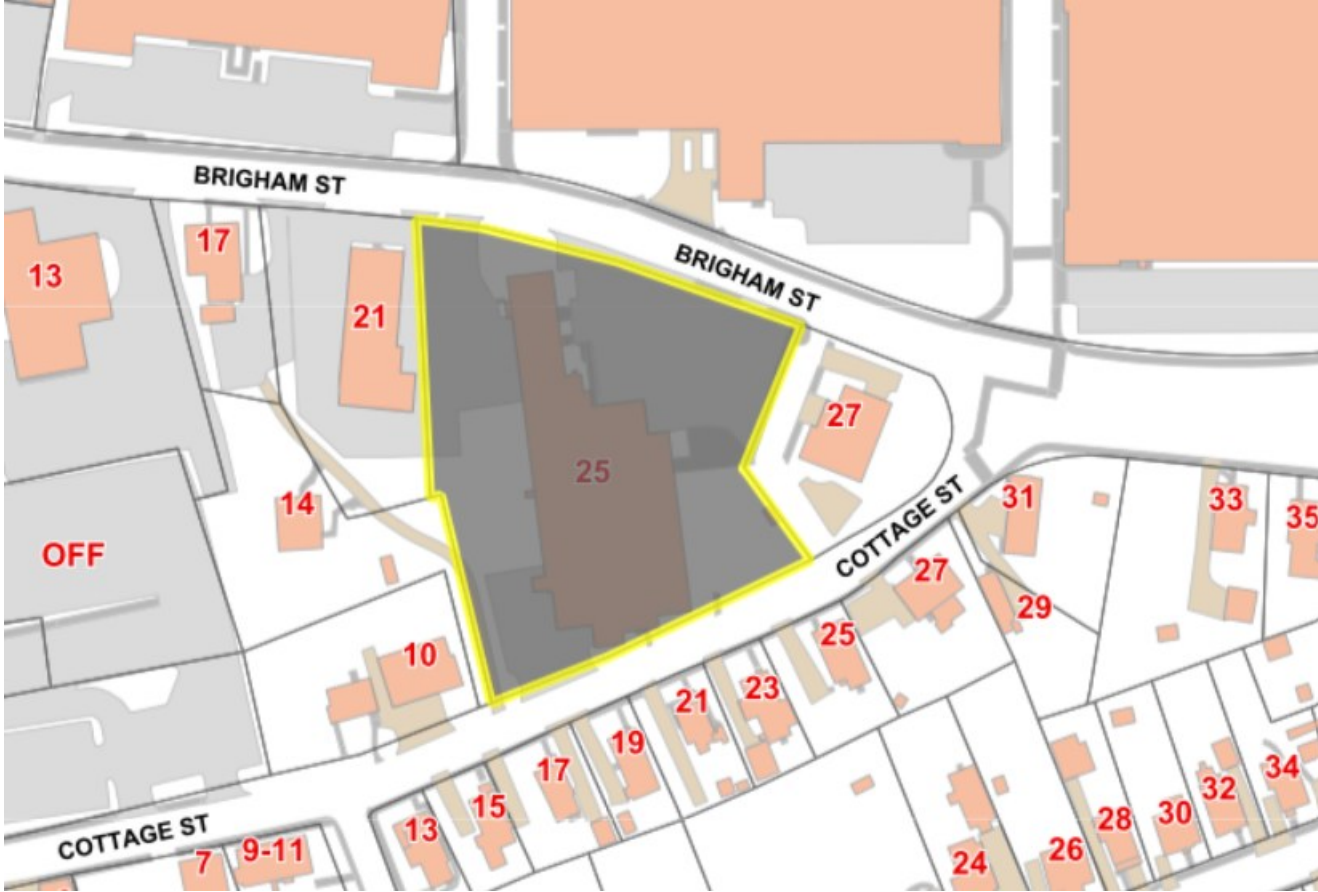


**DRIVE-IN ACCESS—12' OVERHEAD DOOR**

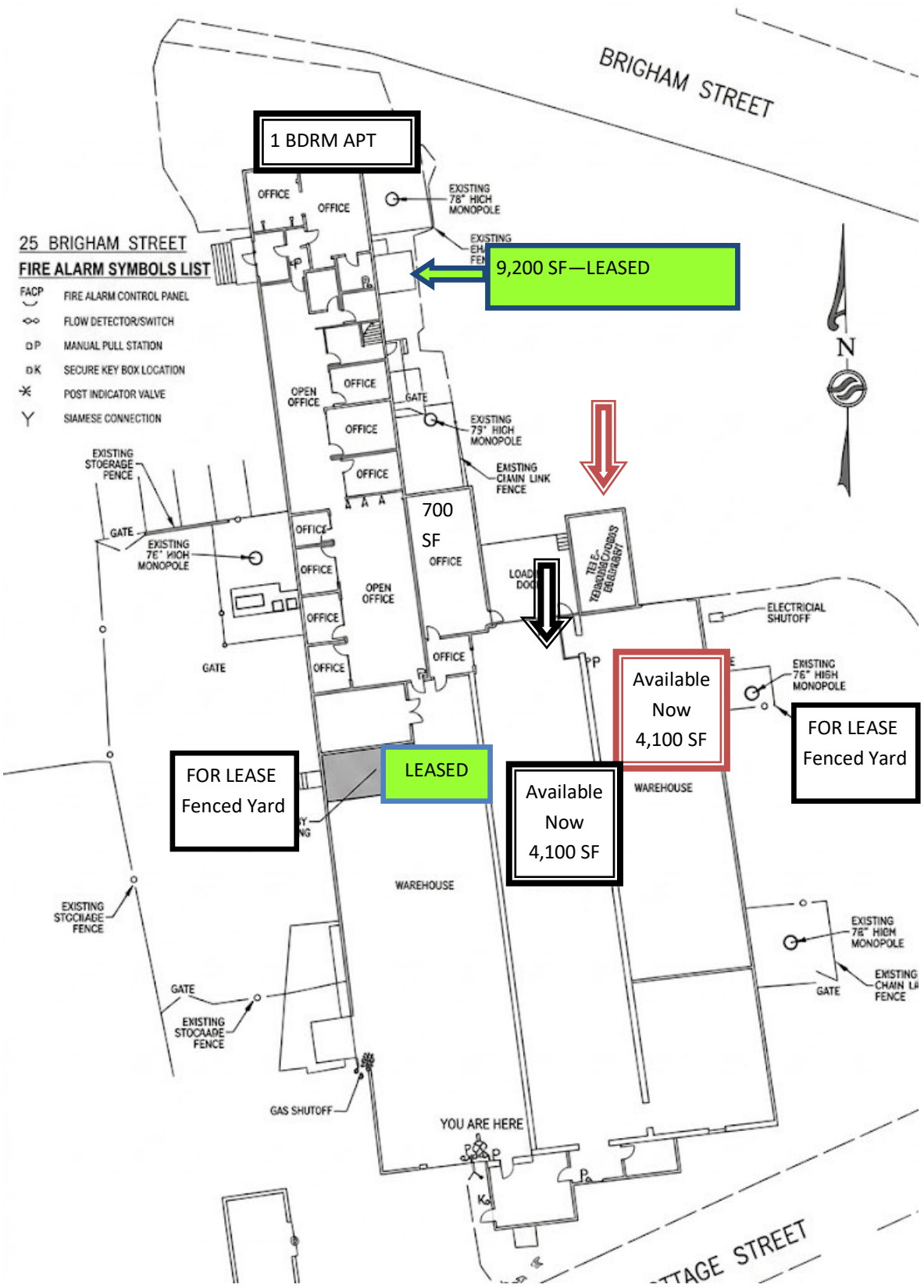


**BACK SIDE OF BUILDING ON BRIGHAM STREET**

**Assessor's Plan**



Parcel ID	21-78-0
Address	25 BRIGHAM ST
Unit	
Owner	R+D REALTY LLP
Owner 2	
Map	21
Block	78
Lot	0
Lot Size (ac)	1.33
Legal Reference	20296-65
Sale Date	08/13/1998
Sale Price	\$100
Grantor	R+D REALTY TRUST



**IB ZONING**



RESIDENTIAL USES <sup>(1)</sup>	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
Single Family dwelling:	N	Y	Y	SP	Y	Y	N	N	Y	N	N	N	SP	Y	SP	N <sup>(7)</sup>	
Two-family dwelling:	N	S	Y	SP	SP	Y	N	N	Y	N	N	N	SP	S	SP	N <sup>(7)</sup>	
Conversion of existing structure to more than two-family dwelling:	N	N	S	SP	SP	S	N	N	SP	N	N	N	SP	N	SP	N <sup>(7)</sup>	
Boardinghouse:	N	S	S	SP	SP	S	N	S	SP	S	N	N	SP	S	SP	N	
Multi-family dwelling (See Section 4200):	N	N	Y	SP <sup>(5)</sup>	SP	N	N	N	N	N	N	N	N	N	SP	N <sup>(7)</sup>	Amended 5/13/2006, Article 30
Open Space Communities (See Section 4300):	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	SP	N <sup>(7)</sup>	Amended 3/5/1990, Article 52A
Mobile Home:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Campground, mobile home park:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Mixed Use Residential/Commercial with Industrial Components (see Section 5000)	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	Added 10/18/2004, Article 10)
Senior Living Overlay (see Section 5300) <sup>(6)</sup>	N	SP	SP	N	SP	SP	SP	N	N	N	N	N	N	SP	SP	SP	Added 5/15/2010, Article 31



OPEN USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
Farm: With pigs, animals raised for pelts: <sup>(2)</sup>	N	N	S	SP	SP	S	N	S	S	S	N	N	SP	N	N	N	
Nursery, greenhouses (commercial):	S	N	Y	Y	SP	Y	N	Y	Y	Y	N	N	SP	N	SP	N	
Recreational Camps	S	N	N	SP	SP	Y	N	S	S	S	Y	Y	SP	N	N	N	Amended 3/15/2014, Article 21
Cemetery:	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	N	N	
Drive-in Theaters, Amusement Park or similar commercial outdoor recreation: <sup>(3)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Outdoor recreation other than the above operated by a governmental agency.	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	Y	
Other: <sup>(4)</sup>																	
Sale of Christmas Trees:	S	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	Y	Y	

- (1) Animal keeping may be subject to permit from the Board of Health.
- (2) But no animals kept closer than 500 feet to any lot line.
- (3) Temporary carnival sponsored by a non-profit organization permitted upon approval by the Board of Selectmen. (Added 3/2/1992, Article 23)
- (4) As determined by the zoning enforcement officer.
- (5) Multi-Family dwellings are allowed in the Highway Business (BA) District upon grant of a Special Permit by the Planning Board in accordance with Section 5200 (Added 5/13/2006, Article 30)
- (6) In accordance with the requirements and restrictions of Section 5300
- (7) These uses are prohibited except when proposed as part of a Senior Living Overlay Project in conformance with Section 5300
- (8) Only one dwelling unit shall be allowed per residential lot unless otherwise specifically allowed in this bylaw

**The Zoning Bylaw was adopted by the Town Meeting of the Town of Westborough on March 25, 2023.  
The buyer is responsible for verifying all info and ensuring that their intended use complies with the current regulations.**



**ZONING - IB**

<b>INSTITUTIONAL USES</b>	<b>C</b>	<b>R</b>	<b>AA AB</b>	<b>BA</b>	<b>G2</b>	<b>BB</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>ID</b>	<b>M</b>	<b>M-1</b>	<b>AE</b>	<b>All Others</b>	<b>DPOD</b>	<b>MUD</b>
Religious, sectarian, denominational or public educational uses, religious purposes:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other educational uses: <sup>(3)</sup>	S	N	N	Y	Y	S	N	S	S	S	Y	Y	Y	N	SP	SP
Municipal use voted at Town Meeting (not more specifically cited in Section 2300):	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hospital, sanitarium, convalescent, nursing or rest home, congregate housing:	N	S	Y	SP	SP	Y	N	S	Y	S	Y	Y	SP	S	SP	SP
Patriotic, fraternal or social clubs if not conducted for profit; other philanthropic institution or club:	N	N	S	Y	SP	S	N	S	S	S	Y	Y	SP	N	SP	SP

<b>COMMERCIAL USES</b>	<b>C</b>	<b>R</b>	<b>AA AB</b>	<b>BA</b>	<b>G2</b>	<b>BB</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>ID</b>	<b>M</b>	<b>M-1</b>	<b>AE</b>	<b>All Others</b>	<b>DPOD</b>	<b>MUD</b>
Motor vehicle service station (See Section 3300):	N	N	N	S <sup>(1)</sup>	N	S <sup>(1)</sup>	N	S <sup>(1)</sup>	S	S <sup>(1)</sup>	N	N	S <sup>(1)</sup>	N	N	N
Animal kennel or hospital as licensed under Chapter 140, Sec. 137a, General Laws:	N	N	S	SP	SP	Y	N	Y	N	Y	N	N	SP	N	N	N
Indoor Recreation:	N	N	N	Y	SP	Y	N	Y	SP	Y	N	N	SP	N	SP	SP
Banks, office space:	N	N	N	Y	SP <sup>(4)</sup>	Y	Y	Y	SP	Y	N	N	SP	N	SP	SP
Restaurants, Brew Pubs:	N	N	N	Y <sup>(2)</sup>	N	Y <sup>(2)</sup>	N	Y <sup>(2)</sup>	SP	Y <sup>(2)</sup>	N	N	SP	N	SP	SP
Hotel, motel, motor court:	N	N	N	SP	SP	Y	N	Y	SP	Y	N	N	SP	N	SP	SP
Other retail sales & services:	N	N	N	Y	SP <sup>(5)</sup>	Y	N	Y	SP	Y	N	N	SP	N	SP	N <sup>(6)</sup>
Display and sale of natural products, a significant portion of which are raised by the proprietor in Westborough:	N	S	S	Y	Y	Y	Y	Y	SP	Y	N	N	Y	S	SP	SP
Micro/Nano Brewery or Distillery	N	N	N	SP	N	Y	N	Y	SP	Y	N	N	SP	N	SP	SP
Multiple Uses Allowed: All uses shall comply with the underlying zoning	N	N	N	Y	SP	Y	Y	Y	SP	Y	N	N	SP	N	SP	SP

- (1) Special Permits to be issued by Selectmen rather than the Board of Appeals.
- (2) Except "SP" where a restaurant involves any drive-up or walk-up window service.
- (3) Shall not apply to land or structures for religious or educational purposes on land owned or leased by Commonwealth or any of its agencies, subdivisions or bodies, politic or by a
- (4) Small professional offices in residential style structure limited to a maximum of 4,000 square feet of gross floor area
- (5) Limited to a maximum of 5,000 square feet of gross floor area
- (6) Except as an accessory use to a permitted use, and then only by Special Permit

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**ZONING**



	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD
<b>INDUSTRIAL, UTILITY USES</b>																
Airport, heliport:	N	N	N	N	N	N	S	S	S	S	N	N	Y	N	N	N
Public/Private utility with outside equipment or storage <sup>(2)</sup>																
With outside equipment or storage:	N	N	N	Y	N	N	Y	Y	Y	Y	N	N	Y	N	N	N
With none of above:	S	S	S	Y	Y	Y	Y	Y	Y	Y	N	N	Y	S	SP	SP
Earth removal (See Sec. 4100): <sup>(1)</sup>	S	S	S	S	S	S	S	S	SP	S	N	N	S	S	SP	SP
Research laboratory:	N	N	S	Y	N	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP
Trucking terminal, bulk storage contractor's yard:	N	N	N	N	N	N	Y	Y	SP	Y	N	N	N	N	N	N
Manufacturing, Processing and Warehouse:	N	N	N	SP	N	N	Y	Y	Y	Y	N	N	SP	N	N	N
Adult Entertainment Uses	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N
Brewery/Distillery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N
Multiple Uses Allowed: All uses shall comply with the underlying zoning	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP

	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD
<b>OTHER PRINCIPAL USES</b>																
Other use having externally observable attributes similar to one of above:	as regulated above															
All other uses:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N



	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD
<b>ACCESSORY USES</b>																
Home occupations (See Sec. 4410):	N	Y	Y	Y	S	Y	S	Y	Y	Y	N	N	Y	Y	SP	N
Customary uses & structures (See. 4400):	Shall incur the same use regulations as the principal use listed in this Section															
Agriculture, Horticulture or Floriculture.	Insofar as it can be established that the primary purpose of the use of the land falls within the															
Large-Scale Ground-Mounted Solar Photovoltaic Installations	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N
Marijuana Establishment, Medical Marijuana Treatment and Dispensing Facilities & Marijuana Cultivation	N	N	N	N	N	N	N	N	N	N	N	N	SP <sup>(3)</sup>	N	N	N

- (1) Special Permits to be issued by Planning Board rather than the Board of Appeals.
- (2) Except for Large Scale Ground-Mounted Solar Photovoltaic Installation as defined and in accordance with Section 5600
- (3) Allowed by Special Permit issued by the Planning Board.

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees/Buyers are expressly advised to verify all information independently prior to negotiations or lease execution.

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