MetroWest Commercial R. E.
THE REGIONAL EXPERTS

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 Industrial. **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

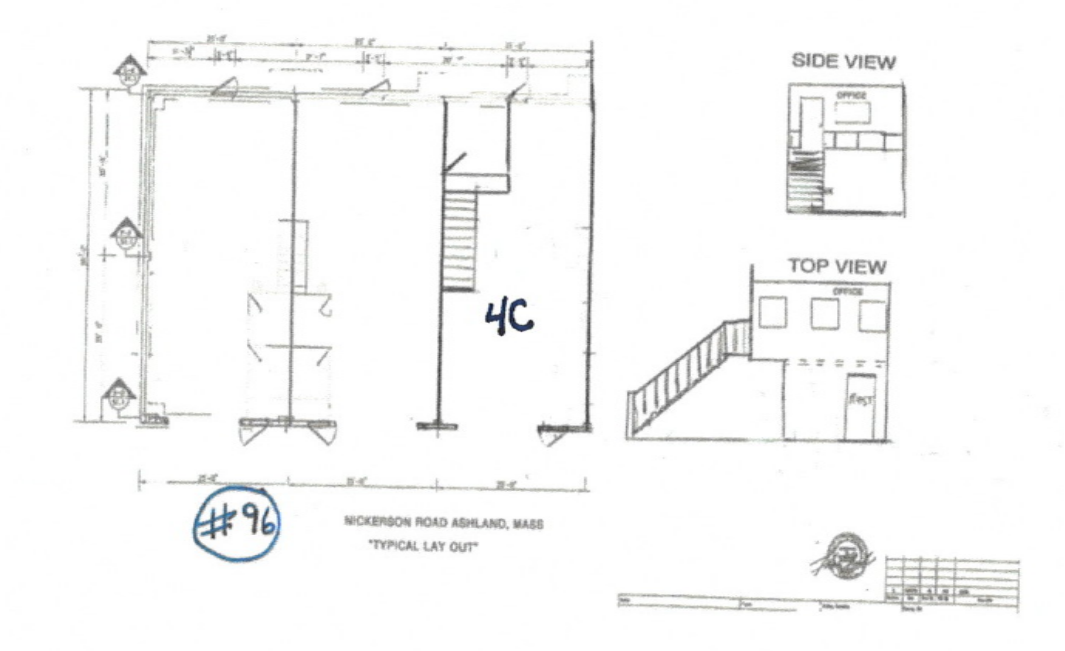
The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MetroWest Commercial RE represents the SubLessor & Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize representation after the first showing. 10-7-26

96 NICKERSON ROAD UNITS ASHLAND, MA

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 wink 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.



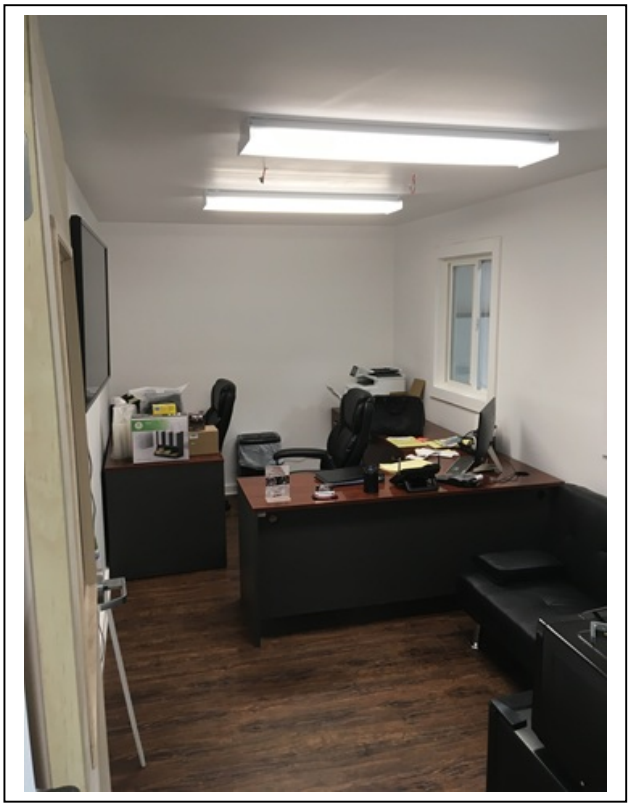
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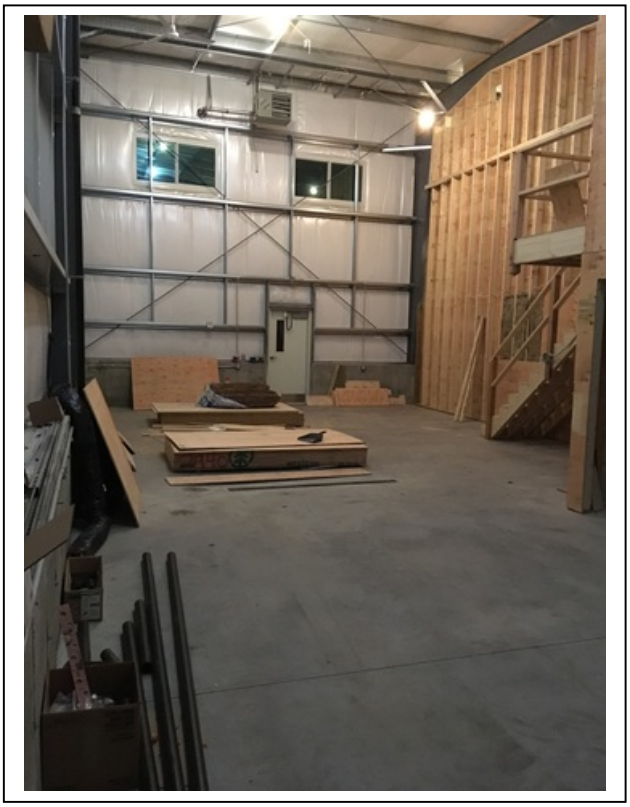
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Zoning – I

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
A. RESIDENTIAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	N	
Mobile home or trailer	N	N	N	N	N	N	N	N	
Two-family dwelling	N	Y	Y	BA	Y	BA	Y	N	
Conversion of single-family to two-family dwelling	N	Y	Y	BA	Y	BA	Y	N	
Conversion of single or two family to dwelling with not more than four units	N	N	N	N	N	N	BA	N	
Multifamily dwelling	N	N	BA	N	N	N	N	N	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
A. RESIDENTIAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Lodging or boarding house	N	N	N	Y	Y	Y	BA	N	
Assisted living facility	Y	Y	N	Y	Y	N	BA	N	See Section 7.4
Cluster development	PB	PB	PB	N	N	N	N	N	
Planned multifamily development	N	N	N	BA	BA	BA	N	N	
Senior residential community	PB	PB	N	PB	PB	N	N	N	See Section 7.2.5
Nursing or convalescent home	N	N	N	Y	Y	Y	BA	N	
Mixed residential units and commercial uses in the same building	N	N	N	PB*	N	N	N	N	
*Number of dwelling units permitted shall not exceed a maximum of five (5) units per acre.									

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
B. EXEMPT AND INSTITUTIONAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	
Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	
Child care facility	Y	Y	Y	Y	Y	Y	Y	Y	
Municipal buildings and facilities, including vehicle storage, fire and police station	BA	BA	BA	Y	Y	Y	Y	Y	
Municipal sanitary waste disposal facility	N	N	N	N	N	N	N	BA	
Essential services	BA	BA	BA	BA	BA	BA	BA	BA	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
B. EXEMPT AND INSTITUTIONAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Hospital	N	N	N	N	N	N	BA	N	
Philanthropic institution with less than 10,000 square feet gross floor area	Y	Y	Y	Y	Y	Y	N	Y	
Philanthropic institution with more than 10,000 square feet gross floor area	BA	BA	BA	Y	Y	Y	N	Y	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
D. COMMERCIAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Nonexempt educational use	BA	BA	BA	BA	BA	BA	N	BA	
Animal clinic or hospital; kennel	BA	BA	BA	Y	Y	Y	BA	Y	Section 3.2
Private nonprofit club or lodge	N	N	N	N	N	N	BA	N	
Funeral home	N	N	N	N	N	N	BA	N	
Motel or hotel	N	N	N	Y	Y	Y	N	N	
Bed and breakfast	N	N	N	Y	Y	Y	BA	N	
Retail establishment not more specifically defined	N	N	N	Y	Y	Y	BA*	Y	
Convenience store	N	N	N	Y	Y	Y	N	N	
Open air vending	N	N	N	Y	Y	Y	N	N	
General service establishment	N	N	N	Y	N	BA	BA	Y	
Personal service establishment	N	N	N	Y	N	Y	BA	Y	
Restaurant	N	N	N	Y	Y	Y	N	Y	
Restaurant, fast-food	N	N	N	BA**	BA**	BA**	N	BA	
Business or professional office	N	N	N	Y	Y	Y	Y*	Y	
Medical or dental office or clinic	N	N	N	Y	Y	Y	BA	N	
Medical marijuana dispensary	N	N	N	PB	N	N	N	PB	
Bank; financial agency	N	N	N	Y	Y	Y	BA	N	
Catering service	N	N	N	Y	Y	Y	N	N	
Indoor commercial recreation	N	N	N	Y	Y	Y	N	Y	
Outdoor commercial recreation	N	N	N	BA	BA	BA	N	Y	
Golf course	BA	BA	BA	N	N	N	N	N	
Campground, nonprofit or supervised camping	N	N	N	N	N	N	N	N	
Boat rental	BA	BA	BA	N	N	N	N	N	
Adult entertainment use	N	N	N	BA	BA	BA	BA	BA	See Section 6.1
Wireless communication facility	PB	PB	PB	PB	PB	PB	PB	PB	See Section 6.4

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
C. AGRICULTURAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Y	Y	Y	Y	Y	Y	Y	Y	
Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y	Y	
Nonexempt agricultural use	Y	Y	Y	Y	Y	Y	N	Y	Section 3.2
Nonexempt farm stand	Y	Y	Y	Y	Y	Y	N	N	
Greenhouse or nursery	N	N	N	Y	Y	Y	N	Y	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
D. COMMERCIAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Tattoo parlor/body piercing studio	N	N	N	BA	N	BA	BA	BA	
Copy shop	N	N	N	Y	Y	Y	BA	Y	
Print shop	N	N	N	N	N	N	N	Y	
* UNDER 2,000 SQ. FT. GROSS FLOOR AREA									
** NO ACCESS VIA POND STREET									

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
E. MOTOR VEHICLE USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Motor vehicle, trailer and boat sales, service and rental	N	N	N	BA	BA	BA	N	Y	
Motor vehicle general and body repair	N	N	N	BA	BA	BA	N	Y	
Motor vehicle light service	N	N	N	BA	BA	BA	N	BA	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
F. INDUSTRIAL USES	**RA**	**RB**	**RM**	**CH**	**CD**	**CV**	**CN**	**I**	
Earth removal	N	N	N	N	N	N	N	Y	
Light manufacturing	N	N	N	N	N	N	N	Y	
Wholesale, warehouse, or distribution facility	N	N	N	N	N	N	N	Y	
Mini-storage warehouse facility	N	N	N	N	N	N	N	Y	
Manufacturing	N	N	N	N	N	N	N	Y	
Construction yard or landscaping business	N	N	N	N	N	N	N	Y	
Junkyard or automobile salvage or graveyard	N	N	N	N	N	N	N	N	
Land transportation terminal	N	N	N	N	N	N	N	BA	
Assembly or packaging	N	N	N	N	N	N	N	Y	
Research, laboratories, and development facilities	N	N	N	N	N	N	N	Y	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
F. INDUSTRIAL USES	RA	RB	RM	CH	CD	CV	CN	I	
Publishing and printing	N	N	N	N	N	Y	N	BA	
Computer software development	N	N	N	Y	Y	Y	Y	Y	
Computer hardware development	N	N	N	Y	Y	Y	Y	Y	
Food and beverage manufacturing, bottling or processing facility	N	N	N	N	N	N	N	Y	
Alternative energy and renewable energy manufacturing facilities	N	N	N	N	N	N	N	Y	
Alternative energy and renewable energy research and development facilities	N	N	N	PB	N	N	N	Y	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
G. ACCESSORY USES	RA	RB	RM	CH	CD	CV	CN	I	
Accessory scientific uses	Y	Y	Y	Y	Y	Y	N	Y	
Rooming and boarding not more than 2 persons	Y	Y	Y	Y	Y	Y	Y	N	
Home occupation	Y	Y	Y	Y	Y	Y	Y	N	
Adult day care	Y	Y	Y	Y	Y	Y	Y	N	
Child day care, small	Y	Y	Y	N	N	N	N	N	
Child day care, large	BA	BA	BA	N	N	N	N	N	
Accessory family dwelling unit	BA	BA	BA	BA	BA	BA	Y	N	
Drive-through	N	N	N	BA	BA	BA	N	BA	

TABLE OF PRINCIPAL USE REGULATIONS									
PRINCIPAL USES									
H. OTHER USES	RA	RB	RM	CH	CD	CV	CN	I	
Drive-through only facility	N	N	N	BA	BA	BA	N	BA	
Commercial parking facility	N	N	N	BA	BA	BA	BA	BA	

Zoning information and permitted uses are provided for informational purposes only. Lessee and/or tenant's broker are solely responsible for verifying zoning classification, permitted uses, and compliance with all applicable laws, regulations, and ordinances. Broker makes no representations or warranties regarding the accuracy or completeness of this information.

Zoning information is drawn from the Town of Ashland Zoning Bylaws as amended November 19, 2024. Lessee must verify all current zoning regulations, permitted uses, and any updates or amendments that may have occurred after this date.

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