METROWEST COMMERCIAL R.E.
THE REGIONAL EXPERT

Industrial warehouse bldg. with full a.c. and fenced-in yard spaces for an owner occupier 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** **508-667-7172** **laudy@metrowestcre.com**
MARLENE ARON **508-740-0000** **ma@metrowestcre.com**

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. MWCRE represents the LESSOR/SELLER. Info date 09_28_26

25 BRIGHAM ST
WESTBOROUGH, MA

Expenses : Income :

EXPENSES NNN EXPENSES

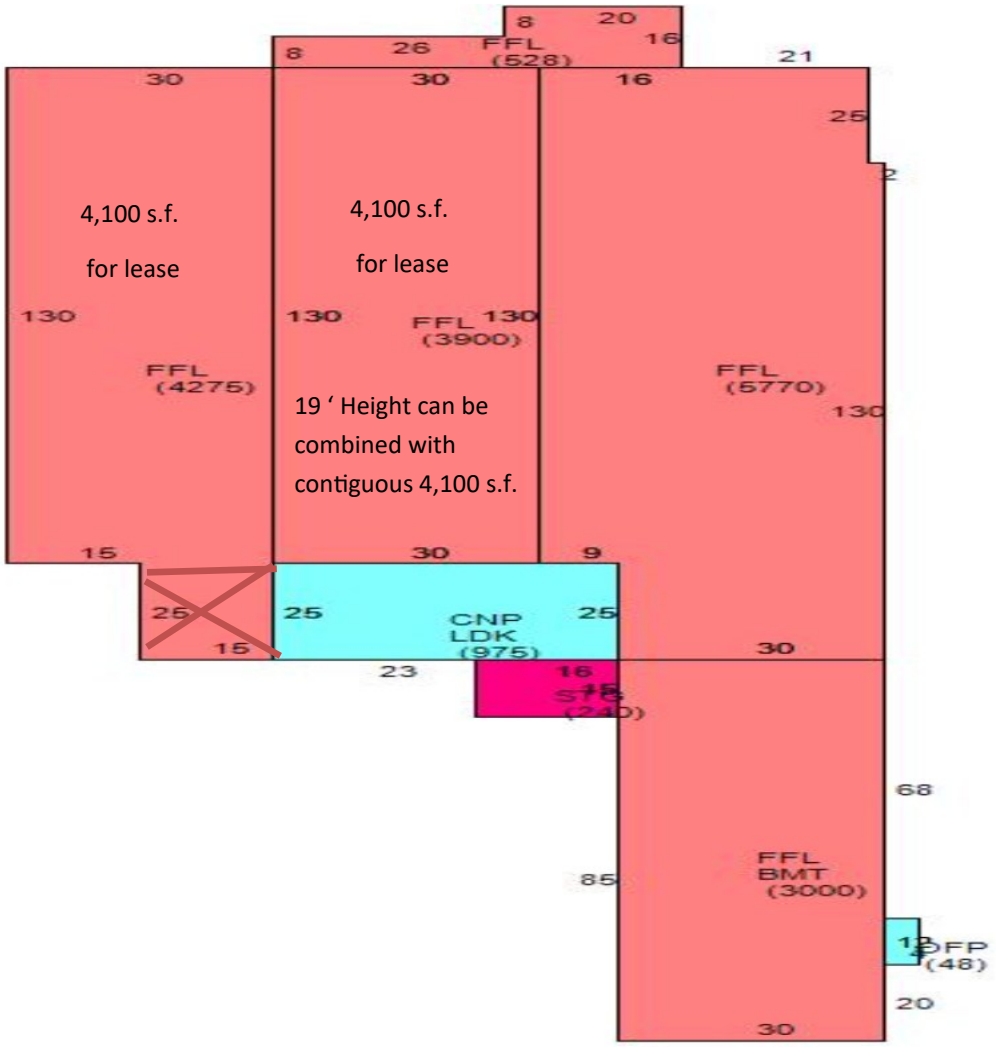
Electric	**Tenants pay . Common meter in NNN**
Heat	**$ Tenants**
Snow Removal	**$ In CAM NNN**
Sprinkler	**$ In CAM NNN**
Insurance	**$ In CAM NNN**
Water/Sewer	**$ In CAM NNN**
RE Taxes	**$26,903 (2026, Note first $100K exempt)**

*** Note: There are cell towers on site - Not included in sale.**
One tower is abandoned and owner can recapture in a few years.
Was paying $1,500/yr taxes. Potential for $4,000/m income.

2026 SCHEDULED GROSS INCOME

SCHEDULED NOT ACTUAL	**$277,143.84**
6% vacancy, management & maint.	**$16,628**
Expenses	**NNN and util. PAID by Tenants if leased**
SCHEDULED NET Operating Income	**$260,515/yr.**

Current income …….. $99,452/yr.
Note: there is a $4,000/m short term tenant in the end 4,100 s.f.



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

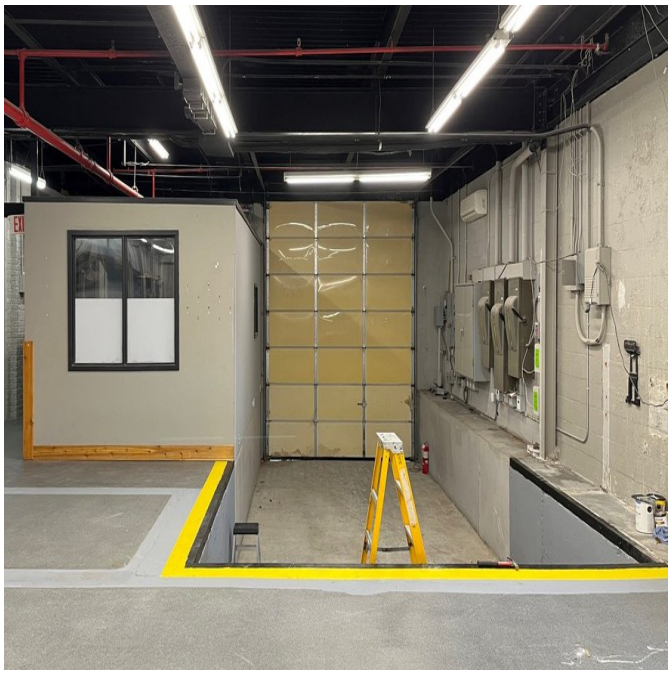
TENANT	APPROX. SF	YEARLY RENT	MONTHLY RENT	PSF RENT NNN
Unit 1: Vacant	**4,100 s.f.**	**Asking $10/s.f. NNN** **$41,000**	**Asking $10/s.f. NNN** **$3,416.66**	**$6.00/s.f.**
Unit 2:	**4,100 s.f.**	**Asking** **$13/s.f. NNN** **$53,300**	**Asking $13/s.f. NNN** **$4,441.66**	**$6.00/s.f.**
Unit 3: Non 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 **$99,452 - yr.3** $103,408 - yr. 4 Renewed 5 more years.	$7,666 (yr. 1) $7,973 (yr. 2) **$8,287 (yr. 3)** $8,617 (yr. 4) Extended 5 years info on extension coming soon	$10/s.f. NNN—NNN capped 5% / yr. rent increase, NNN 15% increase fixed 5 years
Unit 4: Retail allowed or office Vacant	**700 s.f.**	**$15,050**	**$1,250**	**Asking $21.50/s.f. gross** **Approx. $15./NNN if leased on a psf NNN basis**
Owner's office suite. May be grandfathered as an apartment with kitchen, & full bath-room, one bedroom & living area/dining (Used by current owner as office/apt.)	**600 s.f.** **1 bdrm apt. w/full bathroom**	**Not leased now** **Projected** **$26,400**	**$2,200**	**Gross**
Fenced-in 5,500 s.f. Leased together with Unit 1	5,500 s.f.	$30,000	$2,500	**Asking $2,500/m**
Fenced-in 4,400 s.f. yard	**4,400 s.f.**	**$24,000**	**$2,000**	**Asking $2,500/m**
Gross Potential Income (GPI) **Total per s.f. above** **Total per Town info**	 **18,700 s.f.** **17,473 s.f.**	**$**	**$23,195.32/m** **$277,143/yr.**	
Actual Gross Income 7/1/2026		**$99,452/yr.**	**$8,287/m**	Pays NNN

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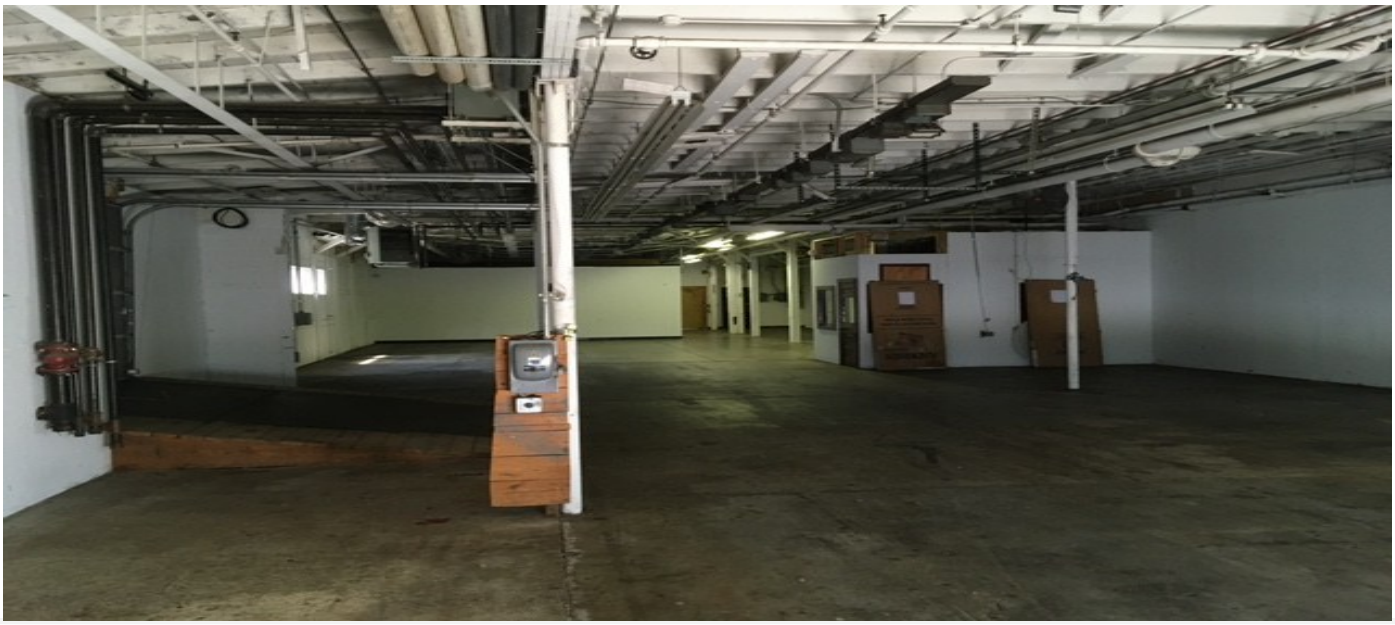
Interior Pictures



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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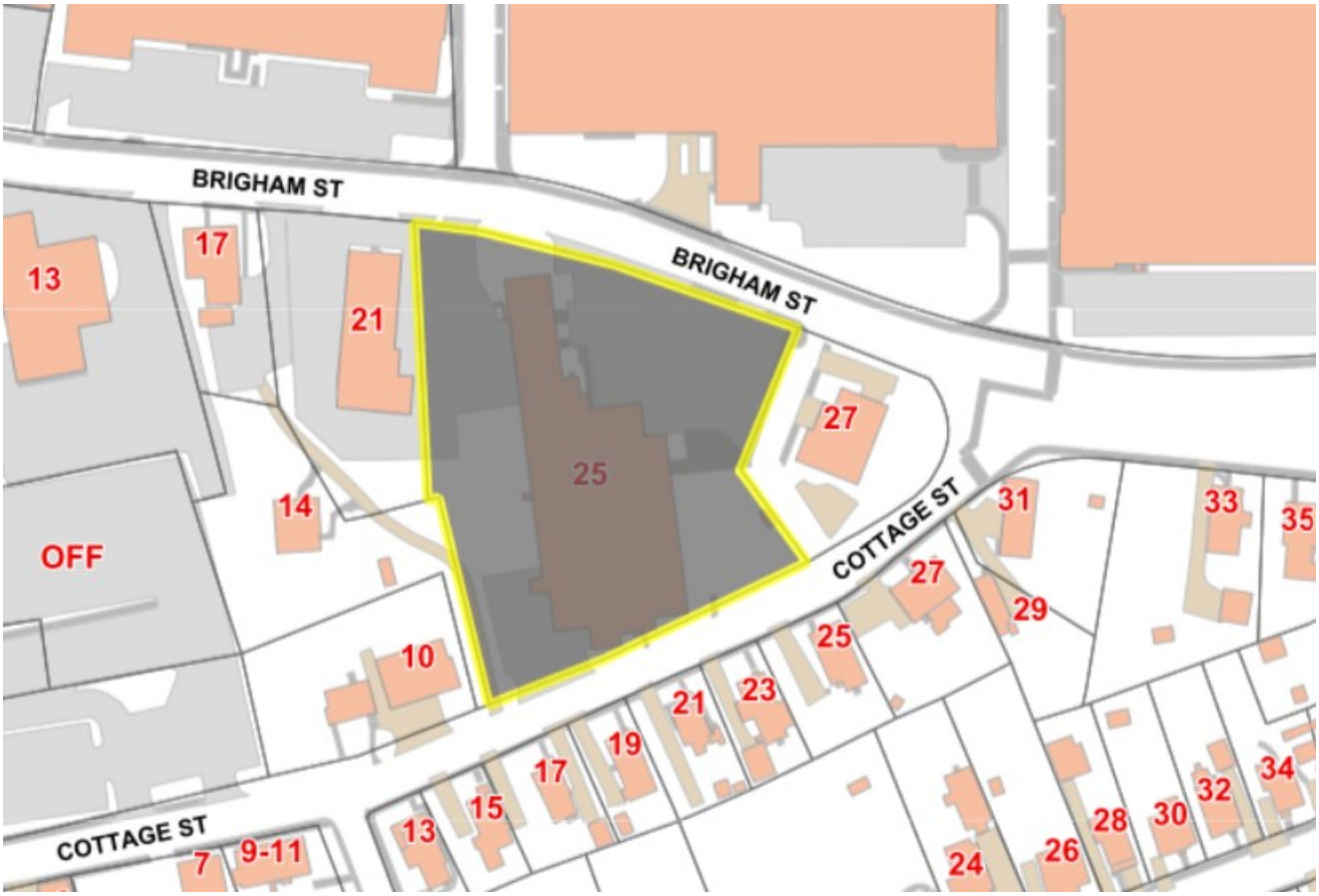


DRIVE-IN ACCESS—12’ OVERHEAD DOOR

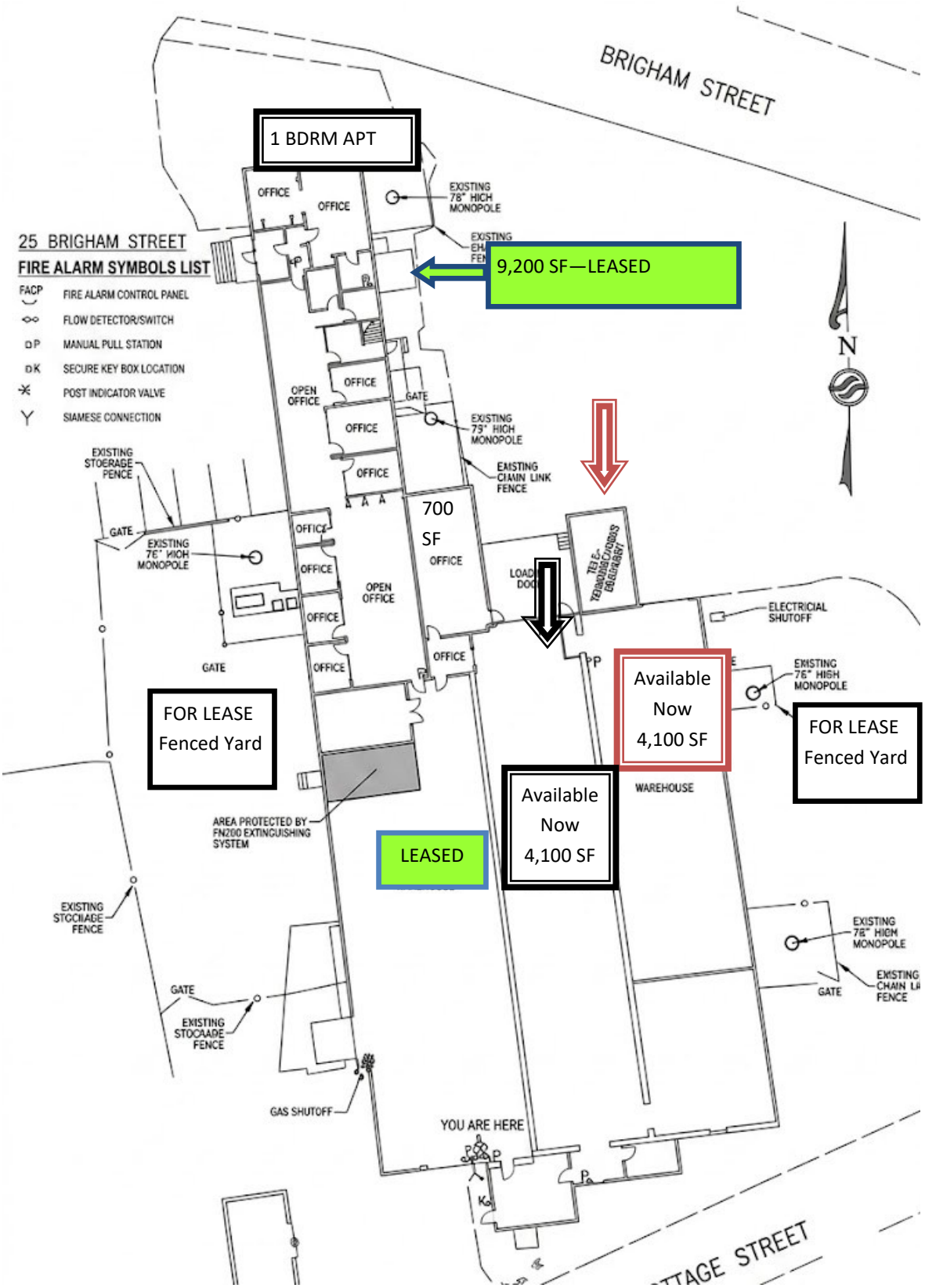


BACK SIDE OF BUILDING ON BRIGHAM STREET

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


BRIGHAM STREET
1 BDRM APT
9,200 SF—LEASED
25 BRIGHAM STREET
FIRE ALARM SYMBOLS LIST
FACP FIRE ALARM CONTROL PANEL
FLOW DETECTOR/SWITCH
MANUAL PULL STATION
SECURE KEY BOX LOCATION
POST INDICATOR VALVE
SIAMESE CONNECTION
N
OFFICE
OPEN OFFICE
GATE
EXISTING 78' HIGH MONOPOLE
EXISTING 79' HIGH MONOPOLE
EXISTING CHAIN LINK FENCE
EXISTING STORAGE FENCE
700 SF
LOADING DOCK
ELECTRICAL SHUTOFF
FOR LEASE
Fenced Yard
Available Now
4,100 SF
WAREHOUSE
AREA PROTECTED BY FM200 EXTINGUISHING SYSTEM
LEASED
GAS SHUTOFF
YOU ARE HERE

IB ZONING

RESIDENTIAL USES [1]	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[7]	
Two-family dwelling:	N	S	Y	SP	SP	Y	N	N	Y	N	N	N	SP	S	SP	N[7]	
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[7]	
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[5]	SP	N	N	N	N	N	N	N	N	N	SP	N[7]	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[7]	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) [6]	N	SP	SP	N	SP	SP	SP	[illegible]	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: [2]	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: [3]	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: [4]																	
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, Arricle 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 allwed 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

INSTITUTIONAL USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
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: (3)	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	

COMMERCIAL USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
Motor vehicle service station (See Section 3300):	N	N	N	S (1)	N	S (1)	N	S (1)	S	S (1)	N	N	S (1)	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(4)	Y	Y	Y	SP	Y	N	N	SP	N	SP	SP	
Restaurants, Brew Pubs:	N	N	N	Y(2)	N	Y(2)	N	Y(2)	SP	Y(2)	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 (5)	Y	N	Y	SP	Y	N	N	SP	N	SP	N (6)	
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	Amended 3/5/1990, Article 52F
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	Added 3/16/2019, Article 30, Amended 6/20/2020, Article 26)

(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	
INDUSTRIAL, UTILITY USES																	
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 [2]																	
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): [1]	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	Added 3/12/1996, Article 66
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	
OTHER PRINCIPAL USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
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	

ACCESSORY USES	C	R	AA AB	BA	G2	BB	IA	IB	IC	ID	M	M-1	AE	All Others	DPOD	MUD	
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	(Added 10/15/2012, Article 16)
Marijuana Establishment, Medical Marijuana Treatment and Dispensing Facilities & Marijuana Cultivation	N	N	N	N	N	N	N	N	N	N	N	N	SP[3]	N	N	N	(Added 3/16/2013, Article 16)

(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.

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