

**FOR SALE  
OR  
LEASE**

# 45 BARTLETT STREET MARLBOROUGH, MA

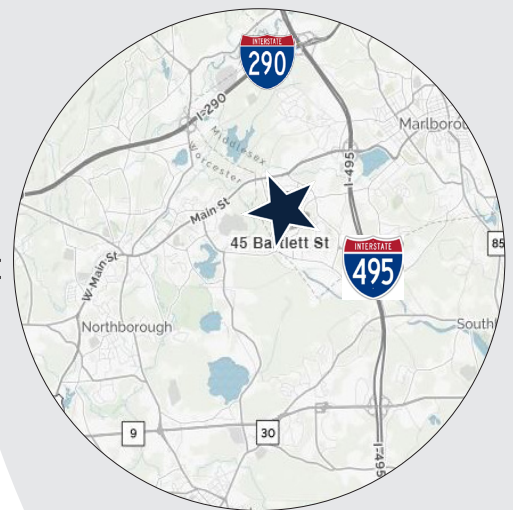


## 41,374 SF DATA CENTER/FLEX BUILDING FOR SALE OR LEASE

» As the exclusive agent, The Stubblebine Company is pleased to offer 45 Bartlett Street, Marlborough, MA for Sale or Lease:

Salient details include:

- Turnkey Data Center or Office/Flex/Industrial
- Heavy Power
- Long Term Lease in 18,000 SF: Details available upon request
- Less than 2 Miles From 495
- Proximity to Numerous Amenities



EXCLUSIVE LISTING AGENT  
THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b>	41,374 SF
<b>AVAILABLE FOR LEASE:</b>	23,781 SF
<b>LAND AREA:</b>	5.92 ACRES
<b>ZONING:</b>	INDUSTRIAL
<b>CLEAR HEIGHT:</b>	22 FT (MANY AREAS DROPPED AT 12')
<b>LOADING:</b>	1 LOADING DOCK
<b>YEAR BUILT:</b>	1970 (RENOVATED 2005 & 2012)
<b>AMPS:</b>	4000
<b>WATER:</b>	CITY
<b>SEWER:</b>	CITY
<b>HVAC:</b>	GAS HEAT, FULLY AIR CONDITIONED
<b>PARKING:</b>	60 PASSENGER VEHICLES
<b>TAXES:</b>	\$2.00/SF (FY 2018)



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**BUILDING PHOTOS**



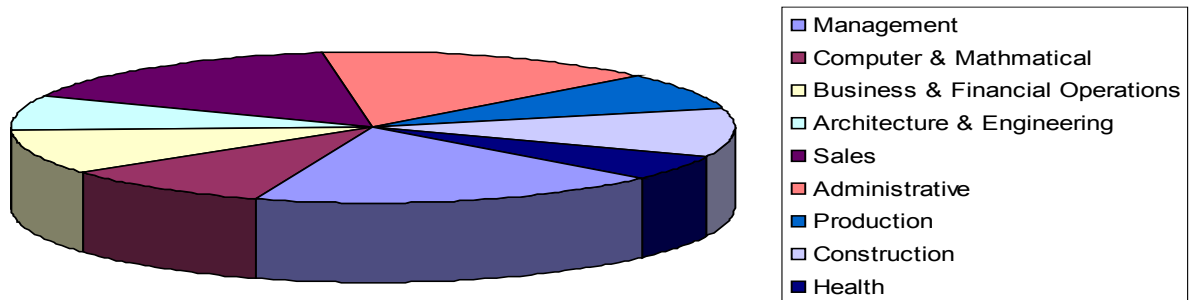
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## CORPORATE NEIGHBORS

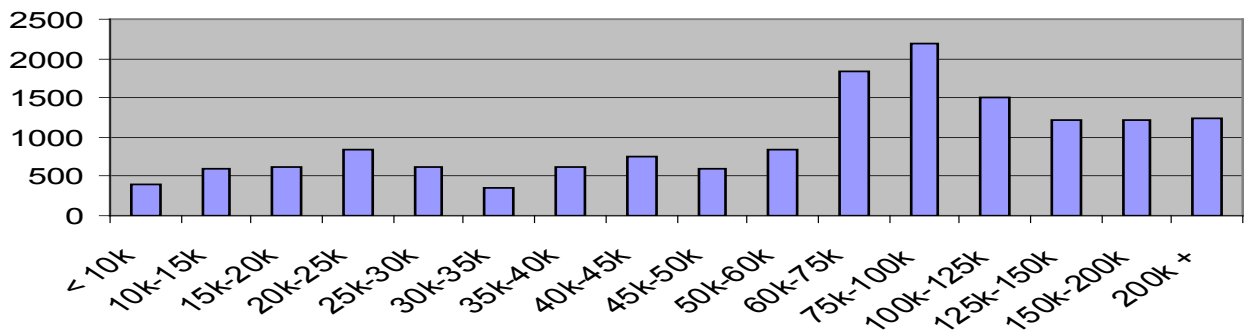


## DEMOGRAPHICS

Marlborough Employment by Occupations

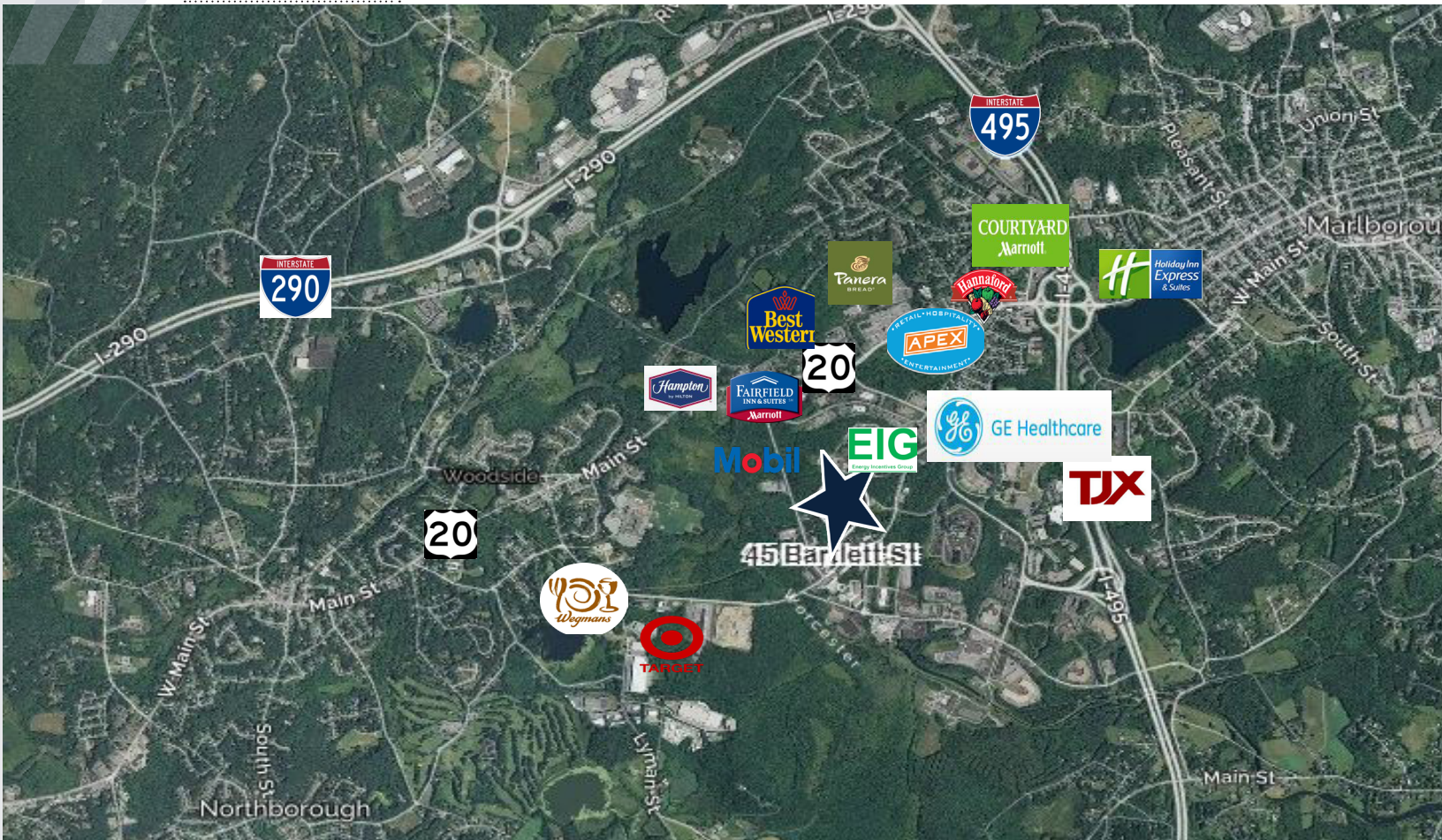


Household Income in Marlborough



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**LOCATION**



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**JAMES STUBBLEBINE** 617-594-3388

**DAVID STUBBLEBINE** 617-592-3391

Distance To		
9		
4.9 miles	1.2 miles	4.9 miles

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.