

**FOR
SALE**

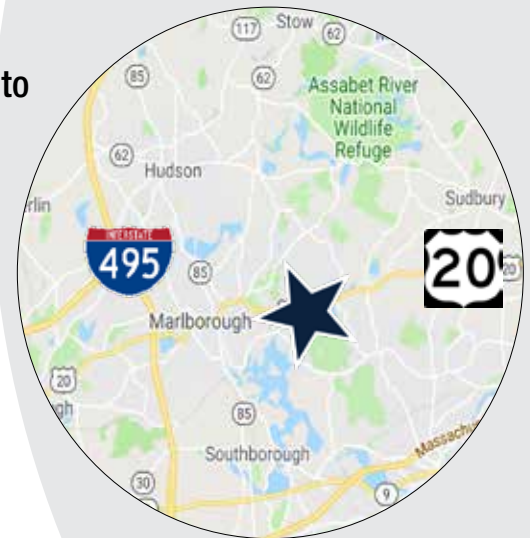
894-896 BOSTON POST ROAD MARLBOROUGH, MA



97,972 SF MULTI-TENANT INDUSTRIAL/FLEX BUILDING ON 12.8 ACRES FOR SALE

» As the exclusive agent, The Stubblebine Company is pleased to offer 894-896 Boston Post Road, Marlborough, MA. for Sale:

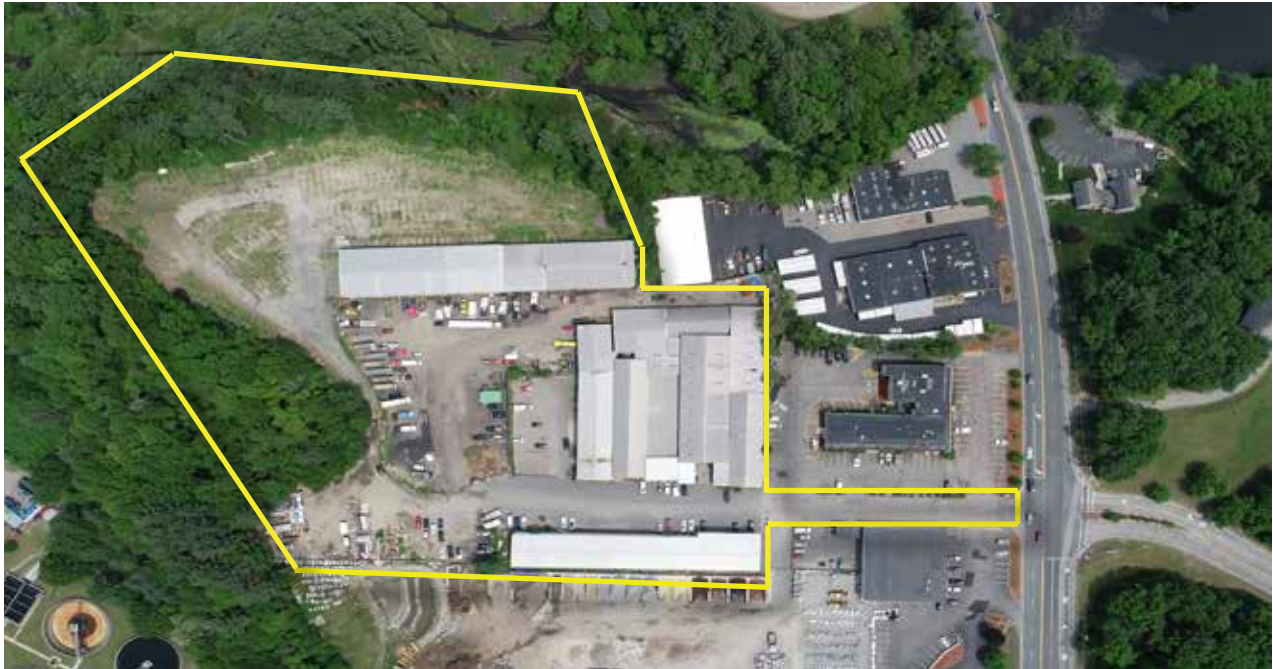
- 97,972 SF Industrial/Flex building
- Conveniently located close to many amenities
- Great location on Route 20
- 12.8 Acres
- Significant Existing Cash Flow: short term leases
- 14,000 SF vacancy
- Multiple outside storage alternatives



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

894-896

Boston Post Road Marlborough, MA



PROPERTY SPECIFICATIONS

TOTAL SIZE: 97,972 SF
BUILDING 1: 59,916 SF
BUILDING 2: 22,656 SF
BUILDING 3: 15,400 SF

LAND AREA: 12.8 ACRES

ZONING: B BUSINESS

YEAR BUILT: 1984

TYPE OF LAND: INDUSTRIAL/FLEX SINGLE-STORY

LEASE RATE: MARKET

SALE PRICE: \$7,900,000



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

894-896

Boston Post Road Marlborough, MA

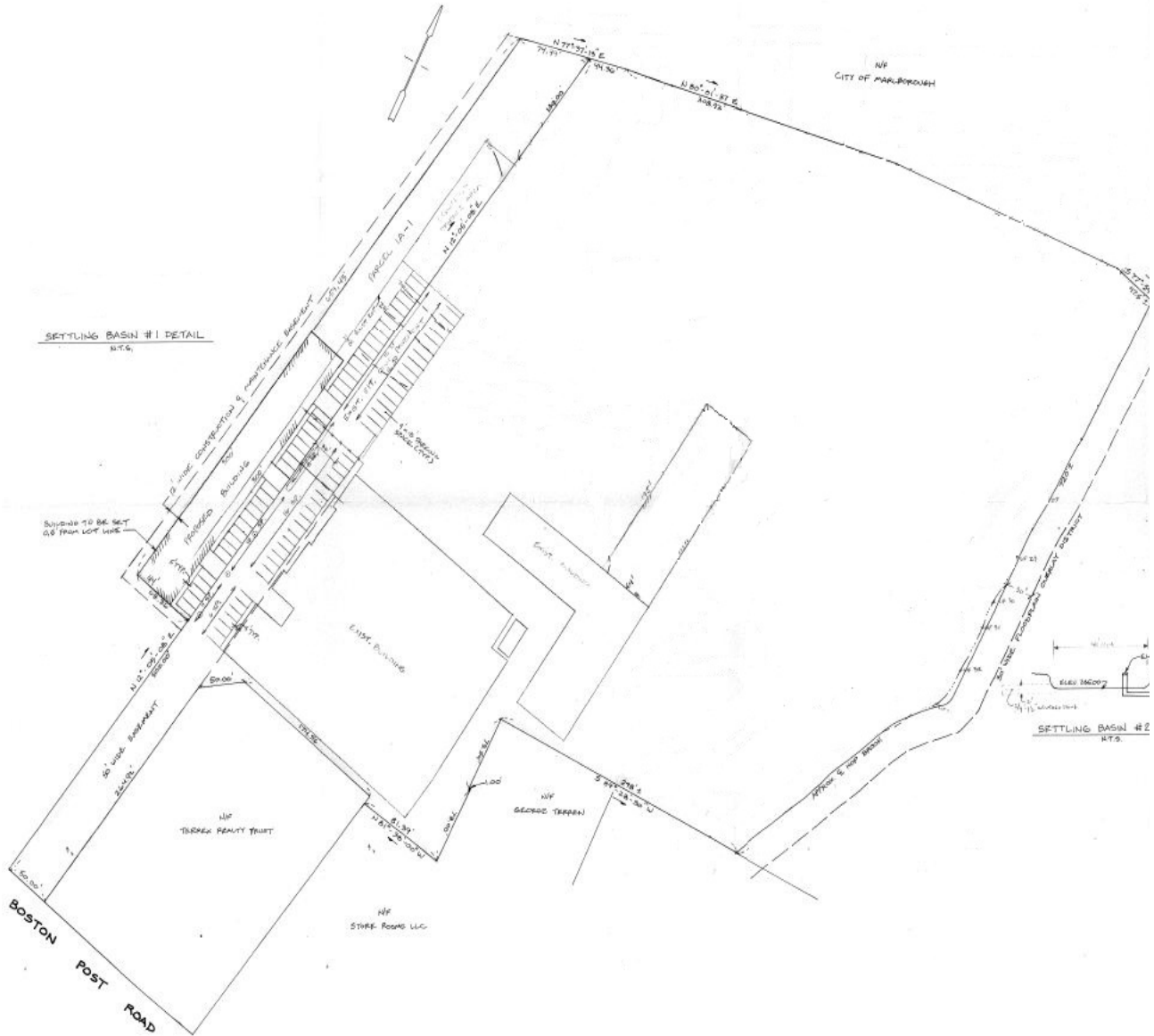
AERIAL PHOTOS



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

SITE PLAN

.....



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

CORPORATE NEIGHBORS



LOCAL AMENITIES

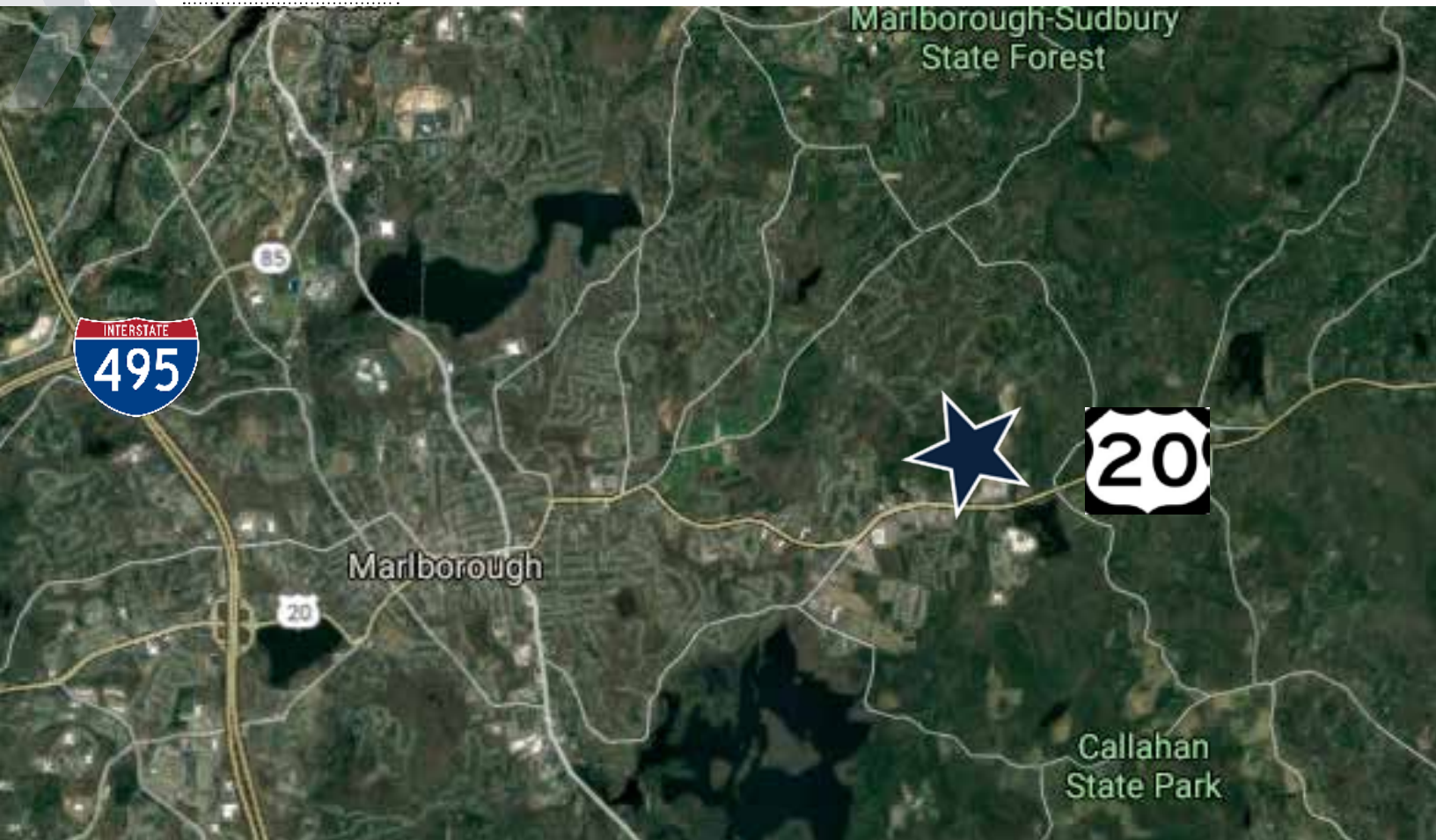


EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

894-896

Boston Post Road Marlborough, MA

LOCATION



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

CONTACT:

AARON M. RACETTE 774-279-5184

DAVID SKINNER 617-999-0057

JAMES STUBBLEBINE 617-594-3388

DAVID STUBBLEBINE 617-999-0057

Distance To



5
miles



6.5
miles



7
miles