# 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

FOR SALE

20

- Significant Existing Cash Flow: short term leases
- 14,000 SF vacancy
- Multiple outside storage alternatives



**EXCLUSIVE LISTING AGENT** THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL



THE STUBBLEBINE COMPANY I ONE CRANBERRY HILL I LEXINGTON, MA I P: 781-862-6168 I F: 781-862-6212 I WWW.STUBBLEBINECOMPANY.COM

## 894-896 Boston Post Road Marlborough, MA



#### **PROPERTY SPECIFICATIONS**

TOTAL SIZE:97,972 SFBUILDING 1:59,916 SFBUILDING 2:22,656 SFBUILDING 3:15,400 SFLAND AREA:12.8 ACRESZONING:B BUSINESSYEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKETSALE PRICE:\$7,900,000	•••••••••••••••••••••••••••••••••••••••	
BUILDING 2: BUILDING 3:22,656 SF 15,400 SFLAND AREA:12.8 ACRESZONING:B BUSINESSYEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKET	TOTAL SIZE:	97,972 SF
BUILDING 3:15,400 SFLAND AREA:12.8 ACRESZONING:B BUSINESSYEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKET	BUILDING 1:	59,916 SF
LAND AREA:12.8 ACRESZONING:B BUSINESSYEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKET	BUILDING 2:	22,656 SF
ZONING:B BUSINESSYEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKET	BUILDING 3:	15,400 SF
ZONING:B BUSINESSYEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKET		
YEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKET	LAND AREA.	12.0 AURES
YEAR BUILT:1984TYPE OF LAND:INDUSTRIAL/FLEX SINGLE-STORYLEASE RATE:MARKET	ZONING:	B BUSINESS
TYPE OF LAND: INDUSTRIAL/FLEX SINGLE-STORY   LEASE RATE: MARKET		
LEASE RATE: MARKET	YEAR BUILT:	1984
·	TYPE OF LAND:	INDUSTRIAL/FLEX SINGLE-STORY
<b>SALE PRICE:</b> \$7,900,000	LEASE RATE:	MARKET
<b>SALE PRICE:</b> \$7,900,000		
	SALE PRICE:	\$7,900,000



### **AERIAL PHOTOS**



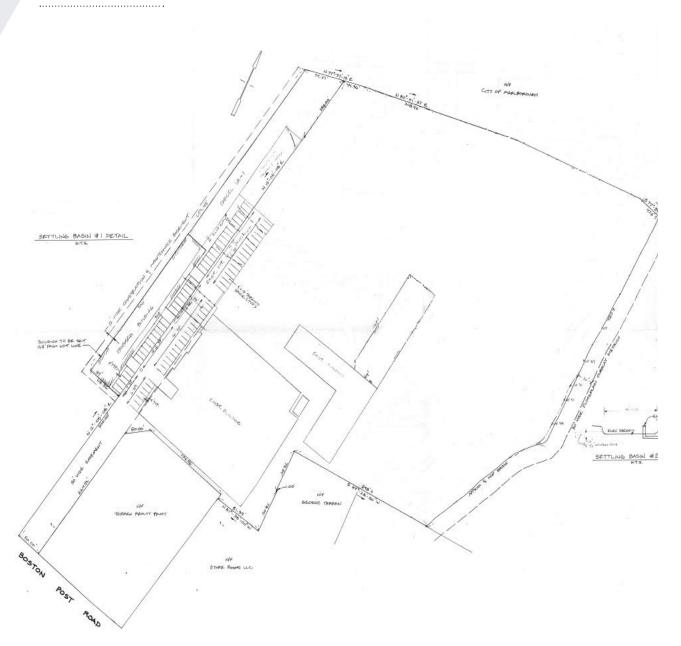






## 894-896 Boston Post Road Marlborough, MA

#### SITE PLAN





### CORPORATE NEIGHBORS





## 894-896 Boston Post Road Marlborough, MA

#### LOCATION





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#### **CONTACT:**

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