

# 320 AYER ROAD

HARVARD, MA



## 23 ACRES

SUPPORTING UP TO 135,000 SF  
OF OFFICE FOR SALE

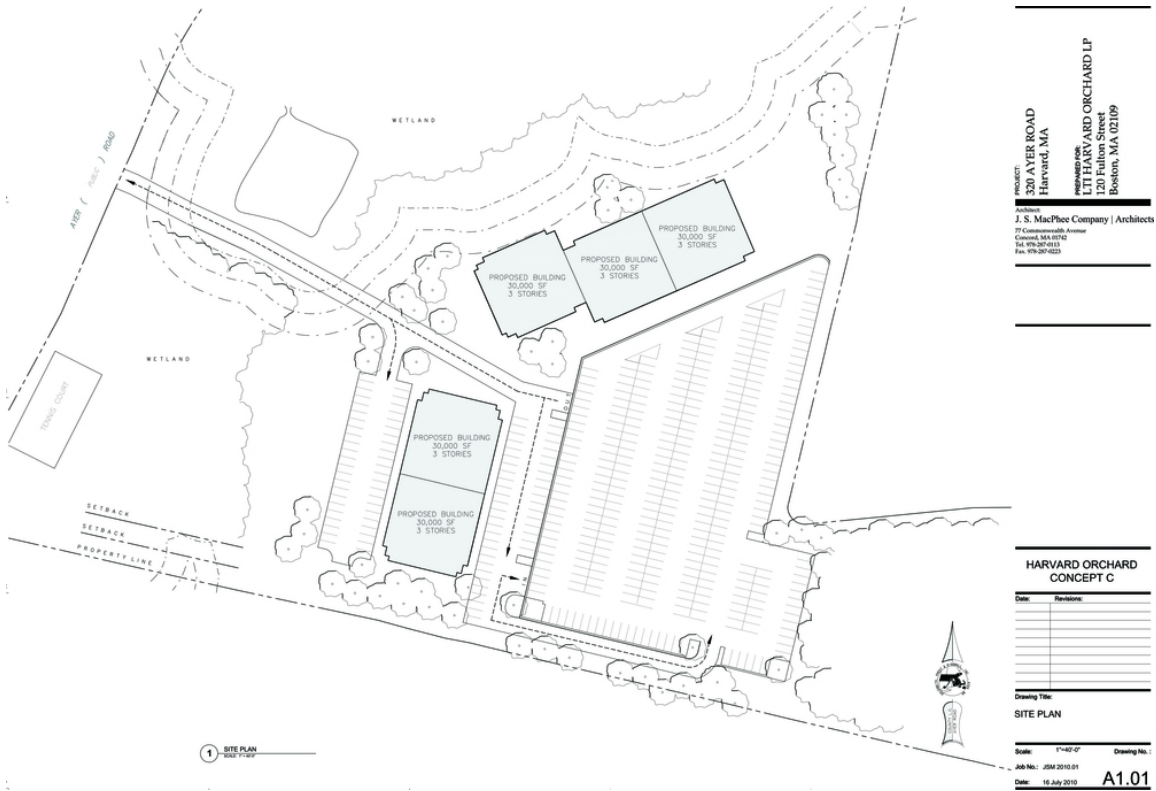
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# EXECUTIVE SUMMARY



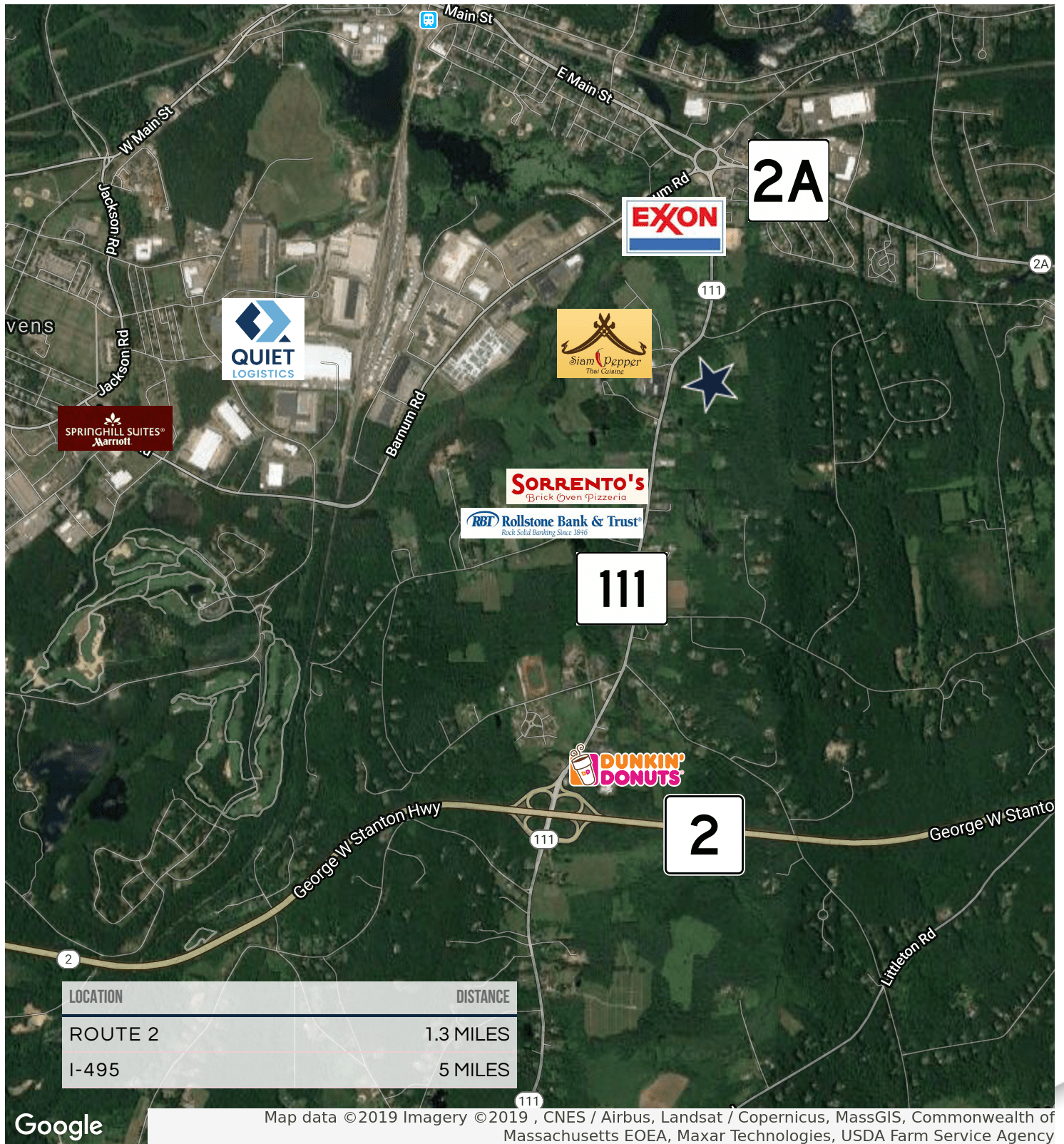
## PROPERTY OVERVIEW

23 ACRES SUPPORTING UP TO 135,000 SF OF OFFICE / 110 BEDROOM RESIDENTIAL POTENTIAL/ SOLAR POTENTIAL LAND LEASE DEVELOPMENT

## PROPERTY HIGHLIGHTS

- AYER ROAD SPECIAL PERMIT DISTRICT ZONING ALLOWS MIXED USE: OFFICE/LAB/RETAIL/LIGHT INDUSTRIAL AND RESIDENTIAL; RESIDENTIAL INCENTIVE FOR NEGOTIATED NUMBER OF MODERATE-INCOME HOMES
- LAND VALUE IS INCREASED BY FACTORS LIMITING POTENTIAL COMPETING DEVELOPMENT: VERY SMALL PORTION OF HARVARD LAND IS ZONED COMMERCIAL
- STATE GROUNDWATER DISCHARGE PERMIT PROGRAM FOR ON-SITE WASTEWATER TREATMENT IS ONLY FOR LARGE PROJECTS AND REQUIRES A LARGE INVESTMENT IN BOTH TIME AND CAPITAL

# LOCATION MAPS



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