



325 AYER ROAD

HARVARD, MA

FOR LEASE | 12,539 SF FLEX SPACE ON 4.74 ACRES

- Subdividable to 2,000 SF
- Retail, Flex, and Industrial space
- Located 1.4 miles from Rt. 2

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

77,995 SF Flex Building on 4.74 Acres
12,539 SF Available: Subdividable

PROPERTY HIGHLIGHTS

- Subdividable to 2,000 SF
- Retail, Flex, and Industrial space
- Located 1.4 miles from Rt. 2

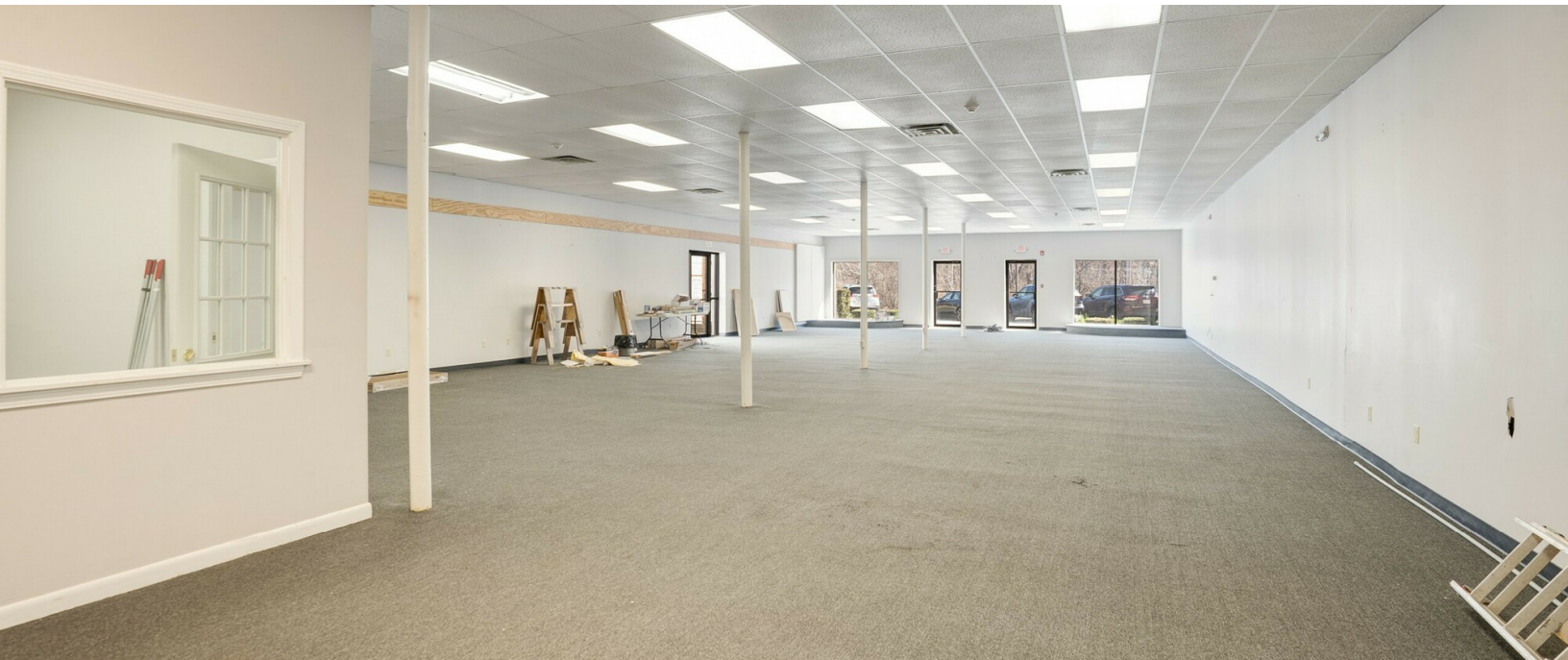
AVAILABLE UNITS	SIZES	PRICE
C-102/106R Warehouse	4,396 SF	\$10.95/SF NNN
A-110/119/120 Retail	3,090 SF	\$12.95/SF NNN
A-116 R&D/Flex	2,901 SF	\$15.50/SF NNN
B-120 Office	2,152 SF	\$12.95/SF NNN

PROPERTY SPECIFICATIONS

Building Size:	77,995 SF
Available SF:	12,539 SF (Subdivides)
Lot Size:	4.74 Acres
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,246	13,533	74,213
Total Population	14,073	37,417	198,746
Average HH Income	\$180,381	\$190,993	\$179,316

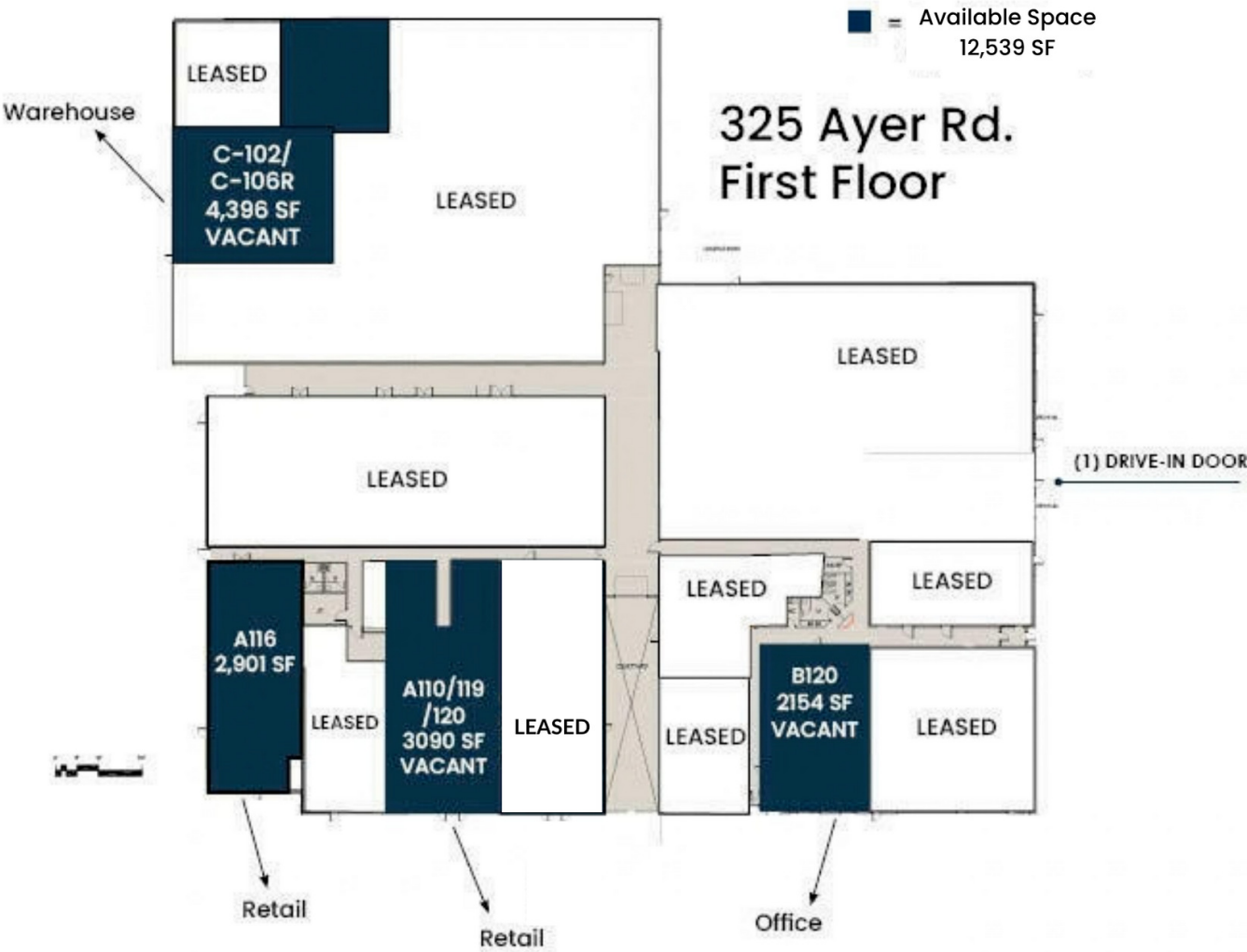
C-102 / C-106R



A-119 / A-120



FLOOR PLANS



LOCATION MAP

2A

1 MILE
2 MIN



5.3 MILES
7 MIN

DEVENS

1 MILE
2 MIN

2

1.5 MILES
3 MIN



9.4 MILES
11 MIN

LITTLETON

5.9 MILES
9 MIN

111

1.8 MILES
5 MIN



LITTLETON



DEVENS



HARVARD

111

2

2A



325 AYER ROAD

HARVARD, MA

FOR LEASE | 17,485 SF FLEX BUILDING ON 4.74 ACRES

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