

325 AYER ROAD

HARVARD, MA

FOR LEASE | 9,449 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
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

77,995 SF Flex Building on 4.74 Acres
9,449 SF Available: Subdividable

PROPERTY HIGHLIGHTS

- Subdividable to 2,000 SF
- Retail, Flex, and Industrial space
- Located 1.4 miles from Rt. 2
- Office space can be made into a wide contiguous space

AVAILABLE UNITS	SIZES	PRICE
C-102/106R Warehouse	4,396 SF	$10.95/SF NNN
A-116 Retail/Flex/Lab	2,901 SF	$15.50/SF NNN
B-120 Office	2,152 SF	$12.95/SF NNN

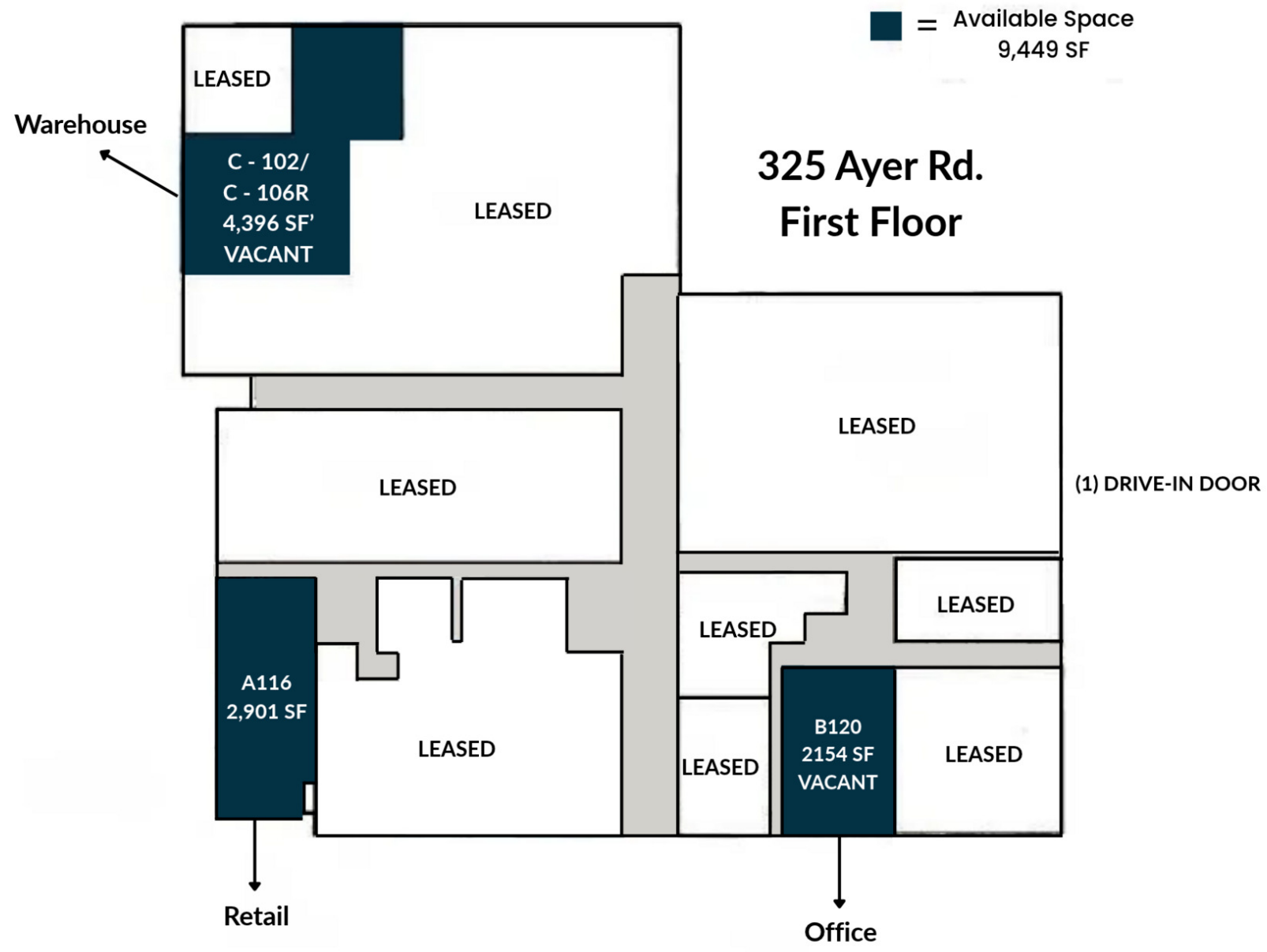
PROPERTY SPECIFICATIONS

Building Size:	77,995 SF
Available SF:	9,449 SF (Subdivides)
Lot Size:	4.74 Acres
Lease Rate:	Market

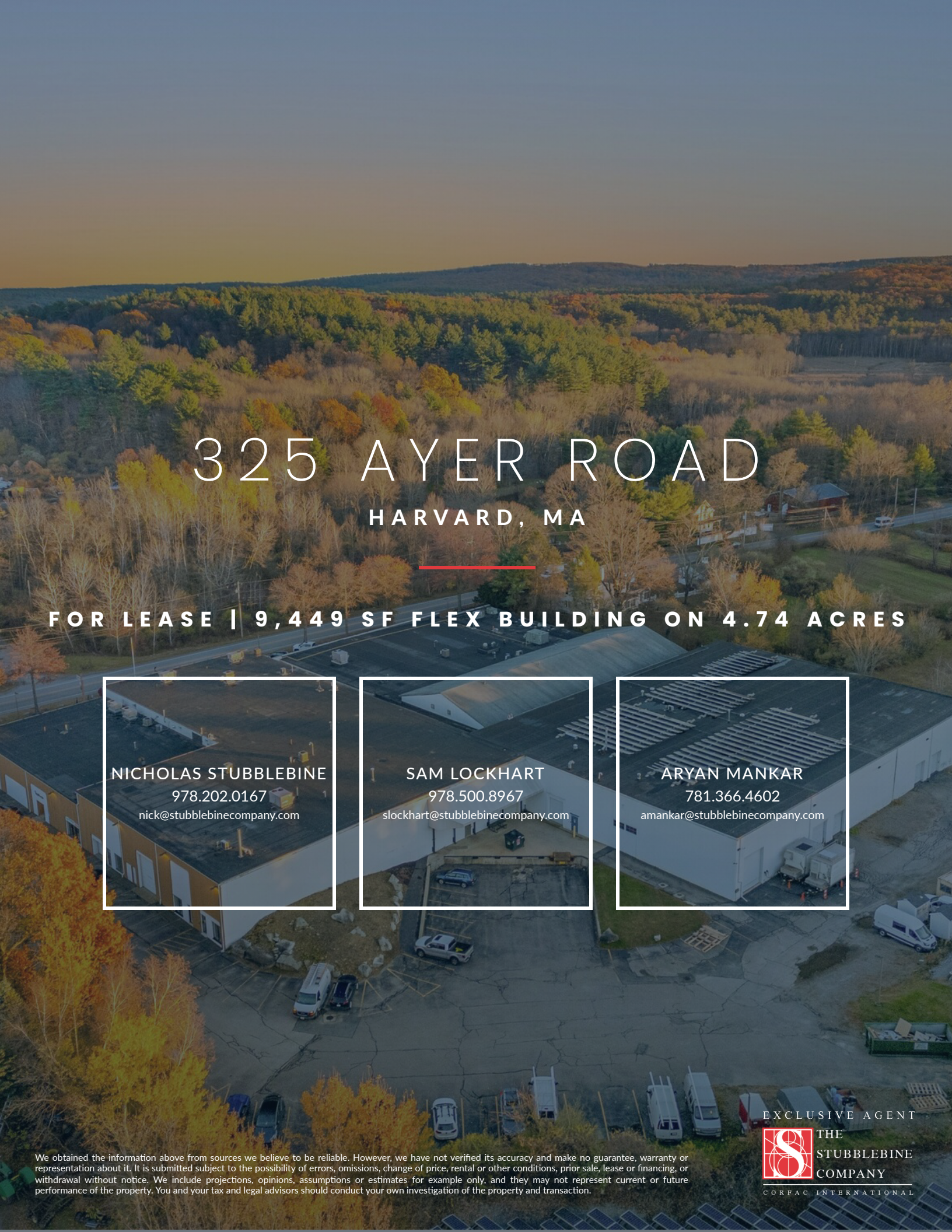
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,246	13,533	74,213
Total Population	14,073	37,417	198,746
Average HH Income	$180,381	$190,993	$179,316


C-102 / C-106R

FLOOR PLAN


= Available Space
9,449 SF
325 Ayer Rd.
First Floor
Warehouse
LEASED
C - 102/
C - 106R
4,396 SF'
VACANT
LEASED
LEASED
LEASED
(1) DRIVE-IN DOOR
LEASED
LEASED
LEASED
A116
2,901 SF
LEASED
LEASED
B120
2154 SF
VACANT
LEASED
Retail
Office


LOCATION MAP
2A
1 MILE
2 MIN
2
1.5 MILES
3 MIN
111
1.8 MILES
5 MIN
INTERSTATE 495
5.3 MILES
7 MIN
INTERSTATE 190
9.4 MILES
11 MIN
DEVENS
1 MILE
2 MIN
LITTLETON
5.9 MILES
9 MIN
Groton
WEST GROTON
WOODSVILLE
Fitchburg Rd
Groton School Rd
Lowell Rd
Boston Rd
Nashua River
E Main St
Barnum Rd
Jackson Rd
Front
PINGRYVILLE
Harvard Rd
Oak Hill Rd
Littleton Rd
Old Littleton Rd
Bare Hill Pond
Bolton Rd
NEW ENGLAND SHEETS
KENCO
DEVENS
O'Reilly AUTO PARTS
A.DuiePYLE
PYLE PEOPLE DELIVER
JABIL
Bristol Myers Squibb
AGGREGATE INDUSTRIES
FIBA
QUALITY PRODUCTS-SERVICE
LITTLETON
amazon
jetcool
SynQor
VIBALOGICS
HARVARD
intertek
Total Quality. Assured.



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