



# 325 AYER ROAD

HARVARD, MA

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FOR LEASE | 18,417 SF FLEX BUILDING ON 4.74 ACRES

HUNTER ROBERTS  
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THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



PROPERTY SUMMARY



PROPERTY DESCRIPTION

85,762 SF Flex Building on 4.74 Acres  
18,417 SF Available: Subdividable

PROPERTY HIGHLIGHTS

- Subdividable: 932 – 4,396 SF Units
- 1.4 Miles to Route 2

AVAILABLE UNITS	SIZES
C-102/106R: (Warehouse)	4,396 SF
A-121/122: (Retail)	3,362 SF
A-110/119/120: (Retail)	3,090 SF
A-116: (R&D/Flex)	2,901 SF
B-120: (Office)	2,152 SF
B-113: (Office)	1,584 SF
B-201L (Mezzanine)(Office)	932 SF

PROPERTY SPECIFICATIONS

Building Size:	85,762 SF
Available SF:	18,417 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**



**C-102 / C-106R**





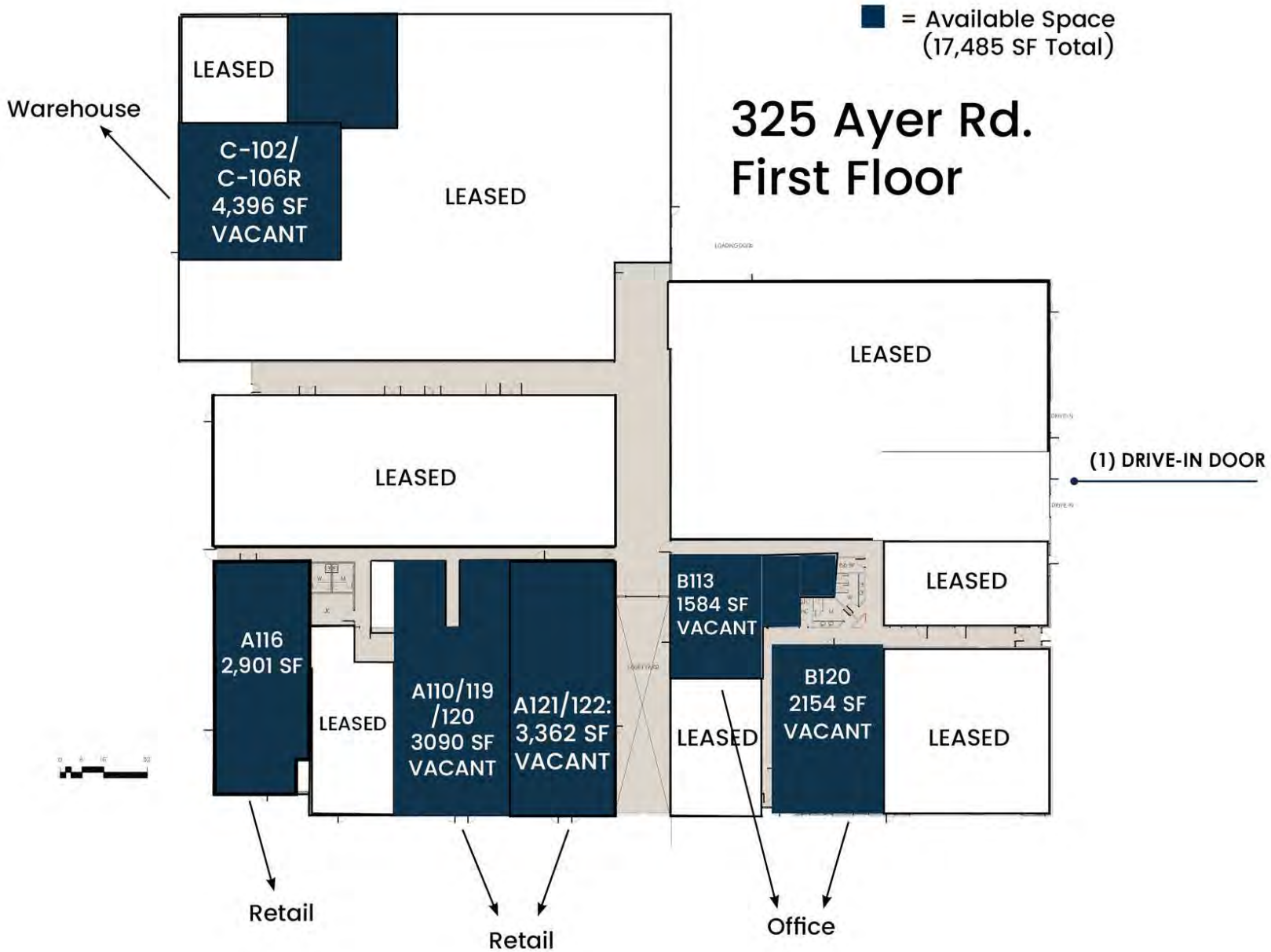
**A-121 / A-122**



**A-119 / A-120**



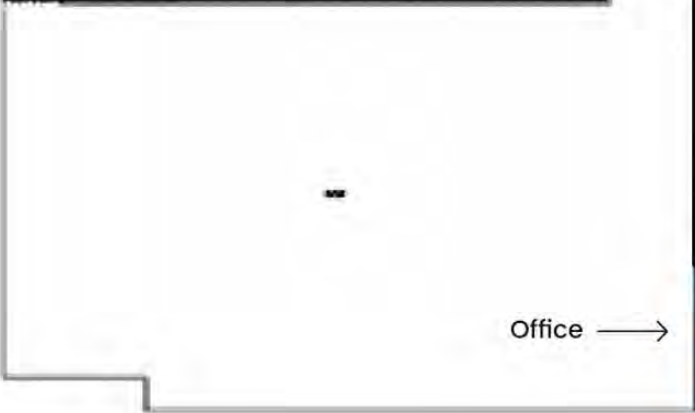
# FLOOR PLANS







325 Ayer Road  
Mezzanine



B201  
932 SF  
VACANT

Office →



# 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

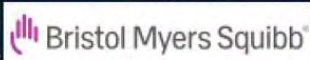
1.8 MILES  
5 MIN



DEVENS



JABIL



2

111

HARVARD

2A



LITTLETON





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