



325 AYER ROAD

HARVARD, MA

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

NICHOLAS STUBBLEBINE
ARYAN MANKAR
SAM LOCKHART

978.202.0167
781.366.4602
978.500.8967

nick@stubblebinecompany.com
amankar@stubblebinecompany.com
slockhart@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CBPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

85,762 SF Flex Building on 4.74 Acres
17,485 SF Available: Subdividable

PROPERTY HIGHLIGHTS

- Subdividable: 1,584 – 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

PROPERTY SPECIFICATIONS

Building Size:	85,762 SF
Available SF:	17,485 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

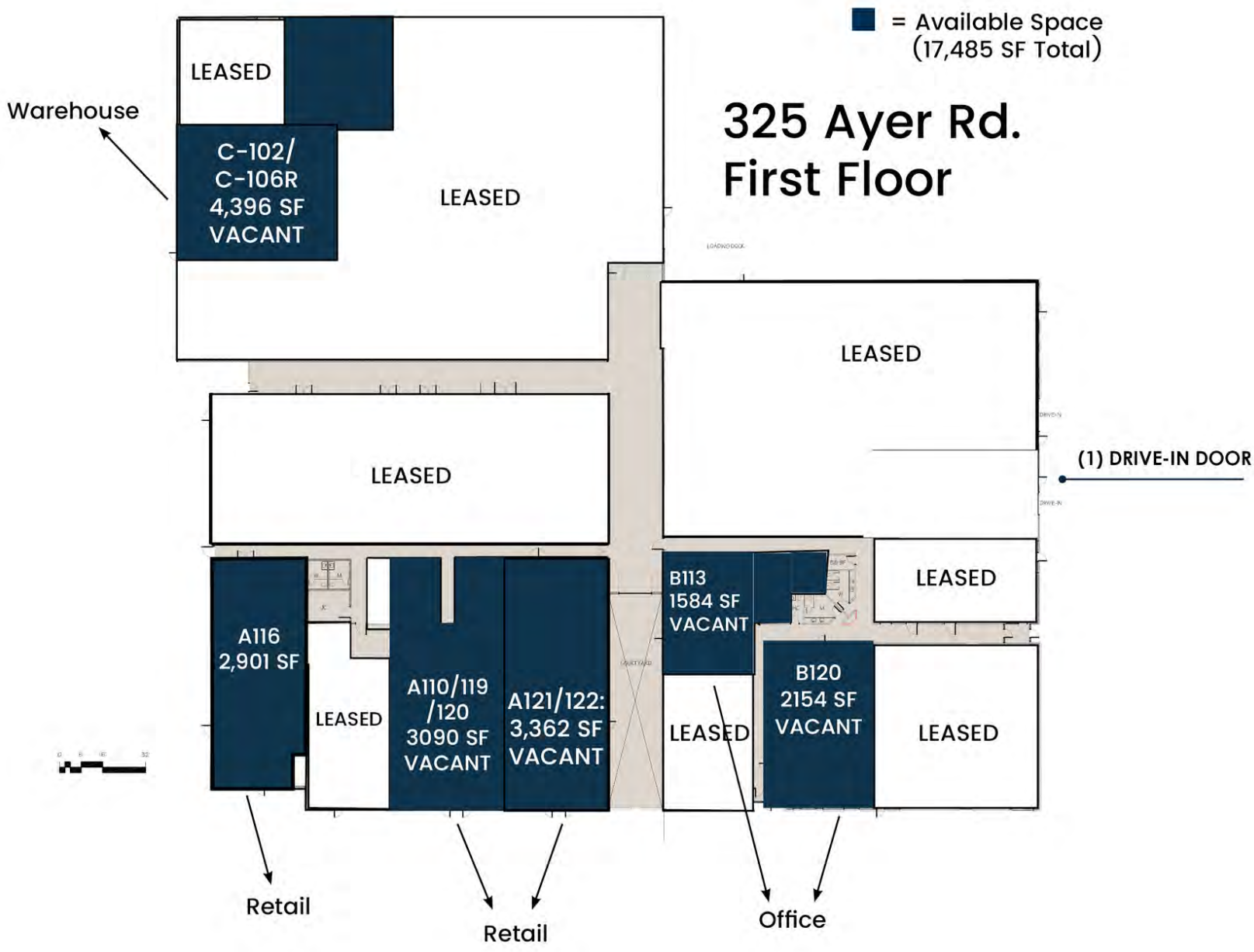


A-121 / A-122



A-119 / A-120





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

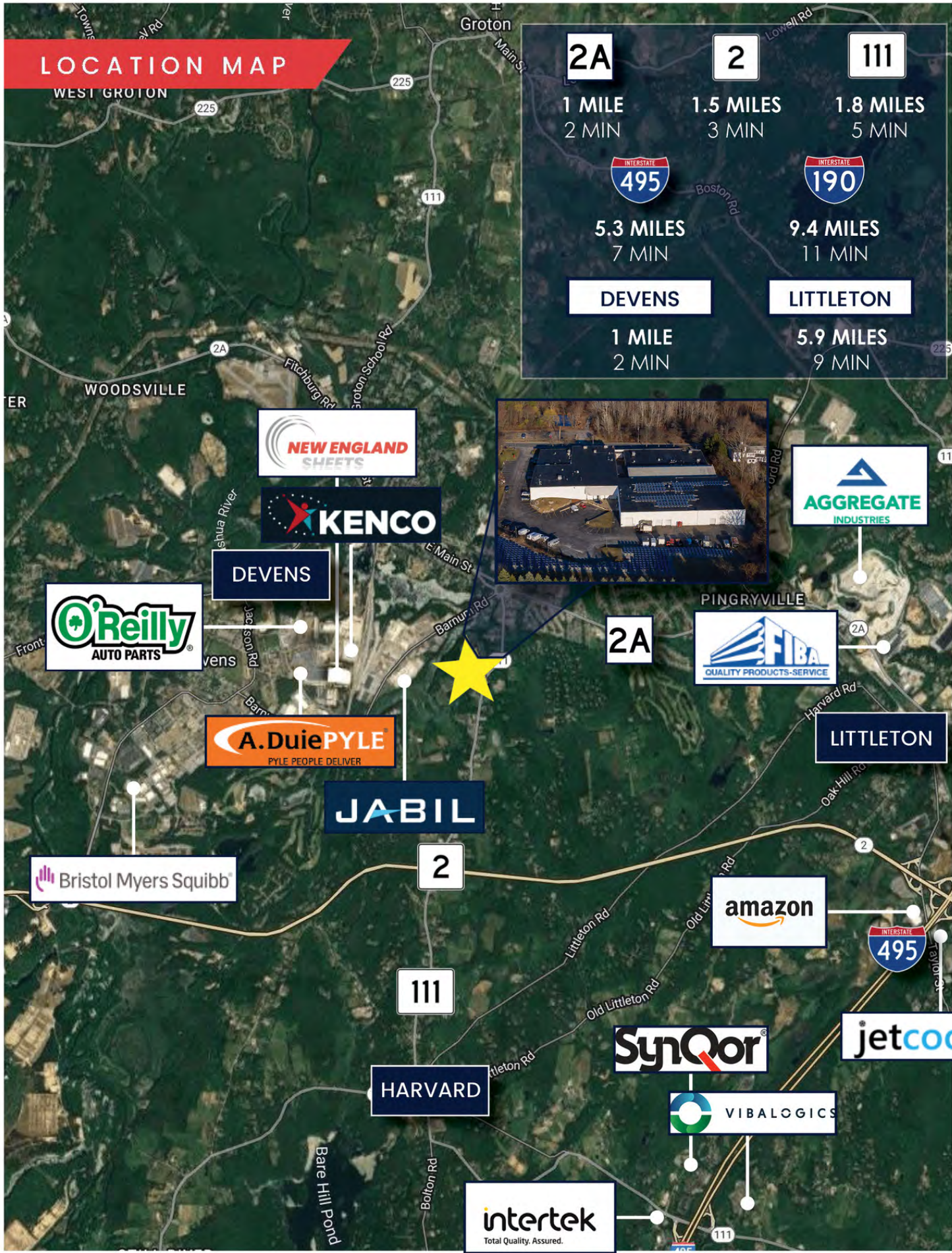


HARVARD

111

2

2A



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