



# 325 AYER ROAD

HARVARD, MA

**FOR LEASE | 17,485 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  
17,485 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    |
|-------------------------|----------|
| 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: | 77,995 SF                 |
| Available SF:  | 17,485 SF<br>(Subdivides) |
| Lot Size:      | 4.74 Acres                |
| Lease Rate:    | Market                    |

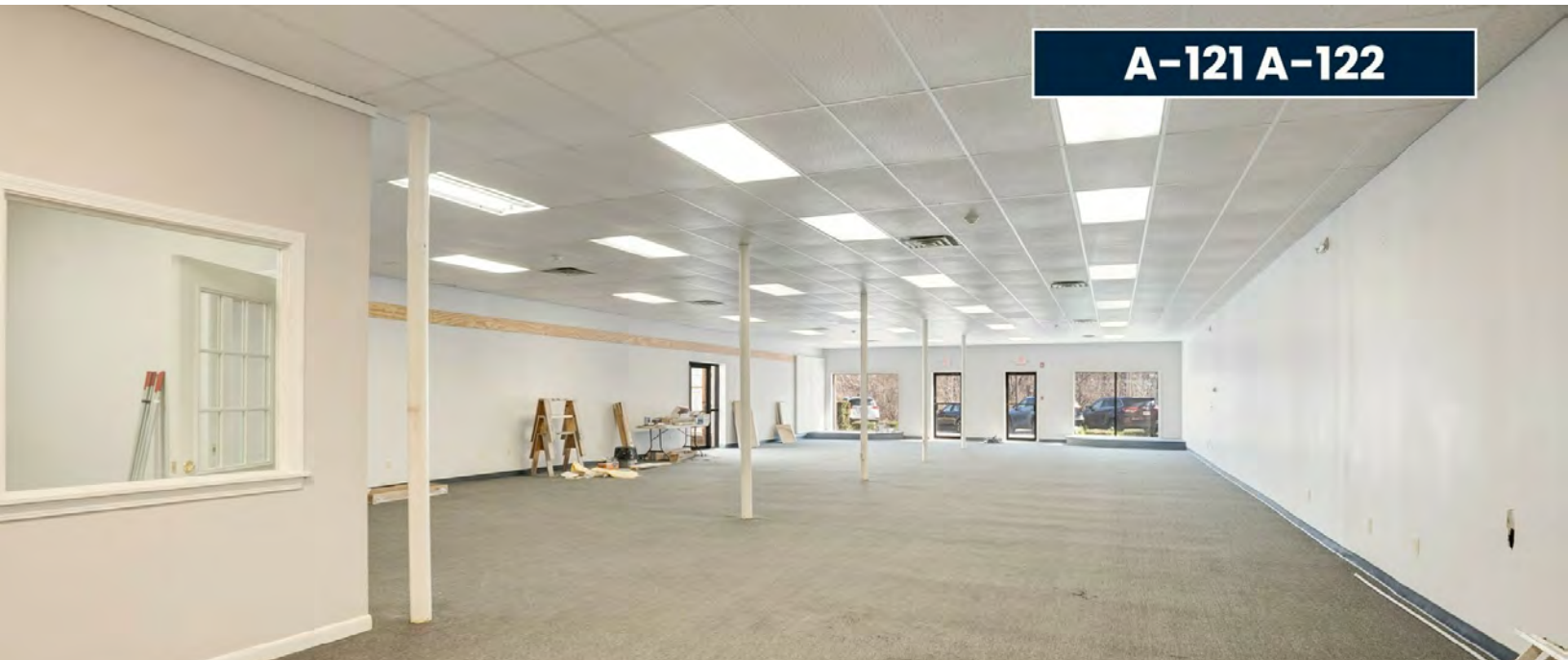
| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 5,246     | 13,533    | 74,213    |
| Total Population  | 14,073    | 37,417    | 198,746   |
| Average HH Income | \$180,381 | \$190,993 | \$179,316 |



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

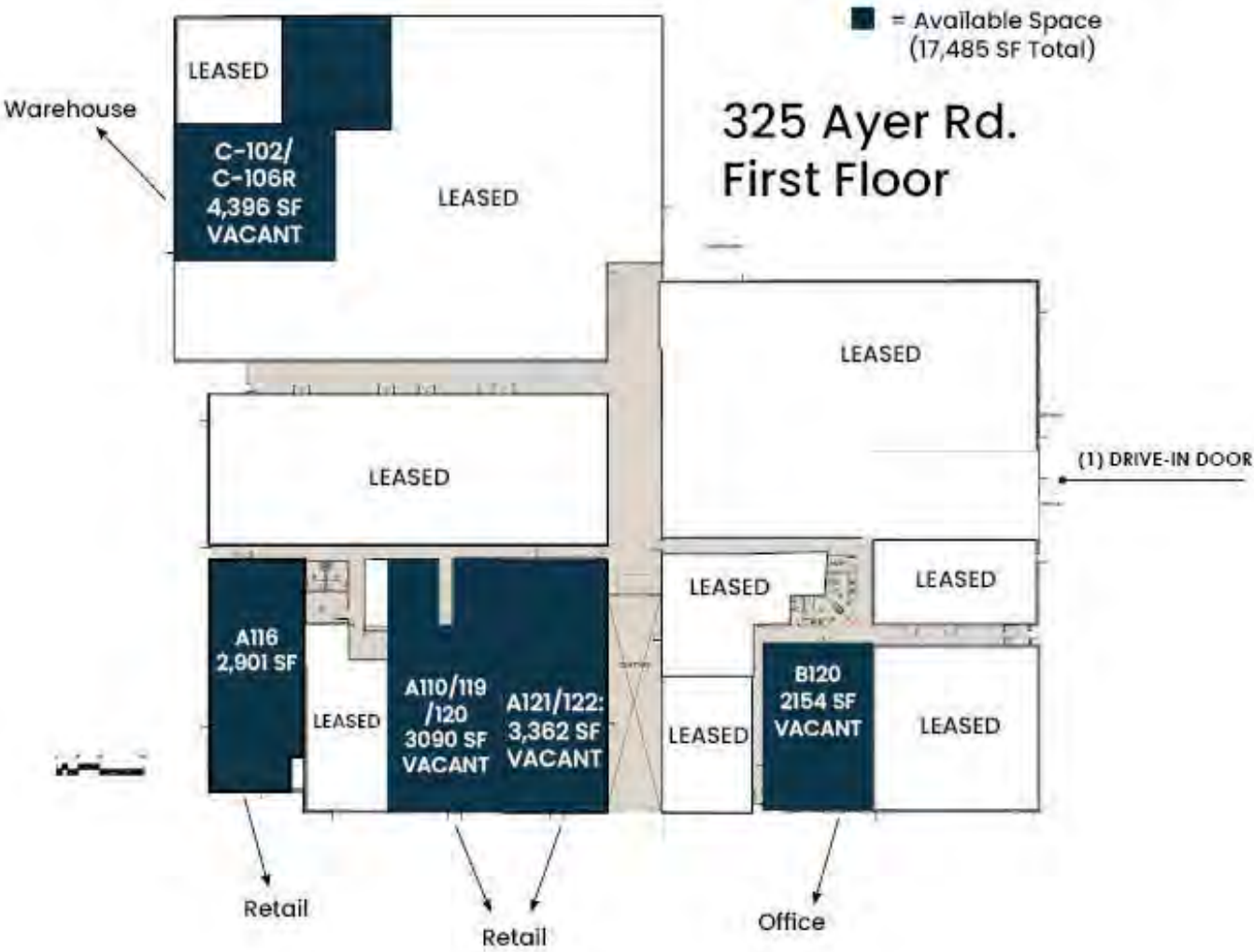


**A-121 A-122**



**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

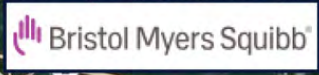
1.8 MILES  
5 MIN



LITTLETON



DEVENS



HARVARD

111

2

2A





# 325 AYER ROAD

## HARVARD, MA

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

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