



# 325 AYER ROAD

**HARVARD, MA**

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**FOR LEASE | 85,762 SF FLEX BUILDING ON 4.74 ACRES**

- 1,508 – 5,773 SF Industrial/Flex Units Available
- Located close to the Route 2/Route 495 Interchange



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COMPANY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

85,762 SF Flex Building on 4.74 Acres | 20,092 SF Available: Subdividable

PROPERTY HIGHLIGHTS

- Subdividable: 1,508-5,773 SF Units
- 1.4 Miles to Route 2

AVAILABLE UNITS	SIZES
C-101:	1,508 SF
C-102:	1,508 SF
C-106R:	2,888 SF
C-107:	5,773 SF
A-116:	2,901 SF
A-121/122:	3,362 SF
B-120:	2,152 SF

OFFERING SUMMARY

Available SF:	20,092 SF
Lot Size:	4.74 Acres
Building Size:	85,762 SF
Lease Rate:	MARKET

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,307	13,148	75,994
Total Population	13,675	35,539	197,632
Average HH Income	\$127,654	\$135,581	\$129,394

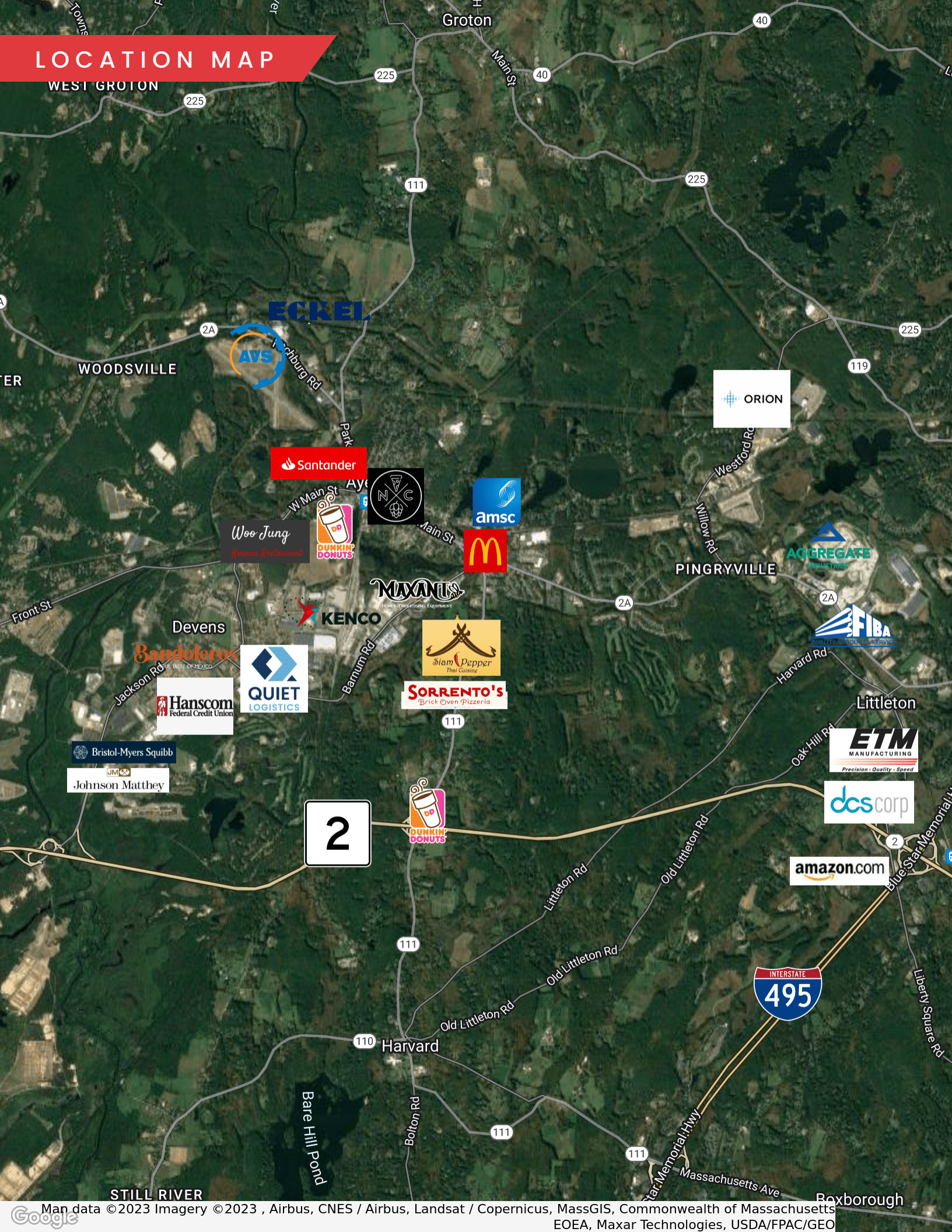
## ADDITIONAL PHOTOS



## FLOOR PLANS



# LOCATION MAP



# 325 AYER ROAD

## HARVARD, MA

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FOR LEASE | 85,762 SF FLEX BUILDING ON 4.74 ACRES

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