

894-896 BOSTON POST ROAD

MARLBOROUGH, MA



97,972 SF

INDUSTRIAL/FLEX BUILDING
ON 12.8 ACRES FOR SALE OR
LEASE

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

97,972 SF INDUSTRIAL / FLEX BUILDING ON 12.8 ACRES
 BUILDING 1: 59,916 SF
 BUILDING 2: 22,656 SF
 BUILDING 3: 15,400 SF

PROPERTY HIGHLIGHTS

- 97,972 SF INDUSTRIAL / FLEX BUILDING
- CONVENIENTLY LOCATED CLOSE TO MANY AMENITIES
- GREAT LOCATION ON ROUTE 20
- 12.8 ACRES
- MULTIPLE OUTSIDE STORAGE ALTERNATIVES

SPACES

| SPACES | LEASE RATE | SPACE SIZE |
|--------------------|---------------|------------|
| +/- 6,500 SF SPACE | \$13.95 SF/yr | 6,500 SF |
| 2 ACRES OF LAND | \$13.95 SF/yr | 2 Acres |

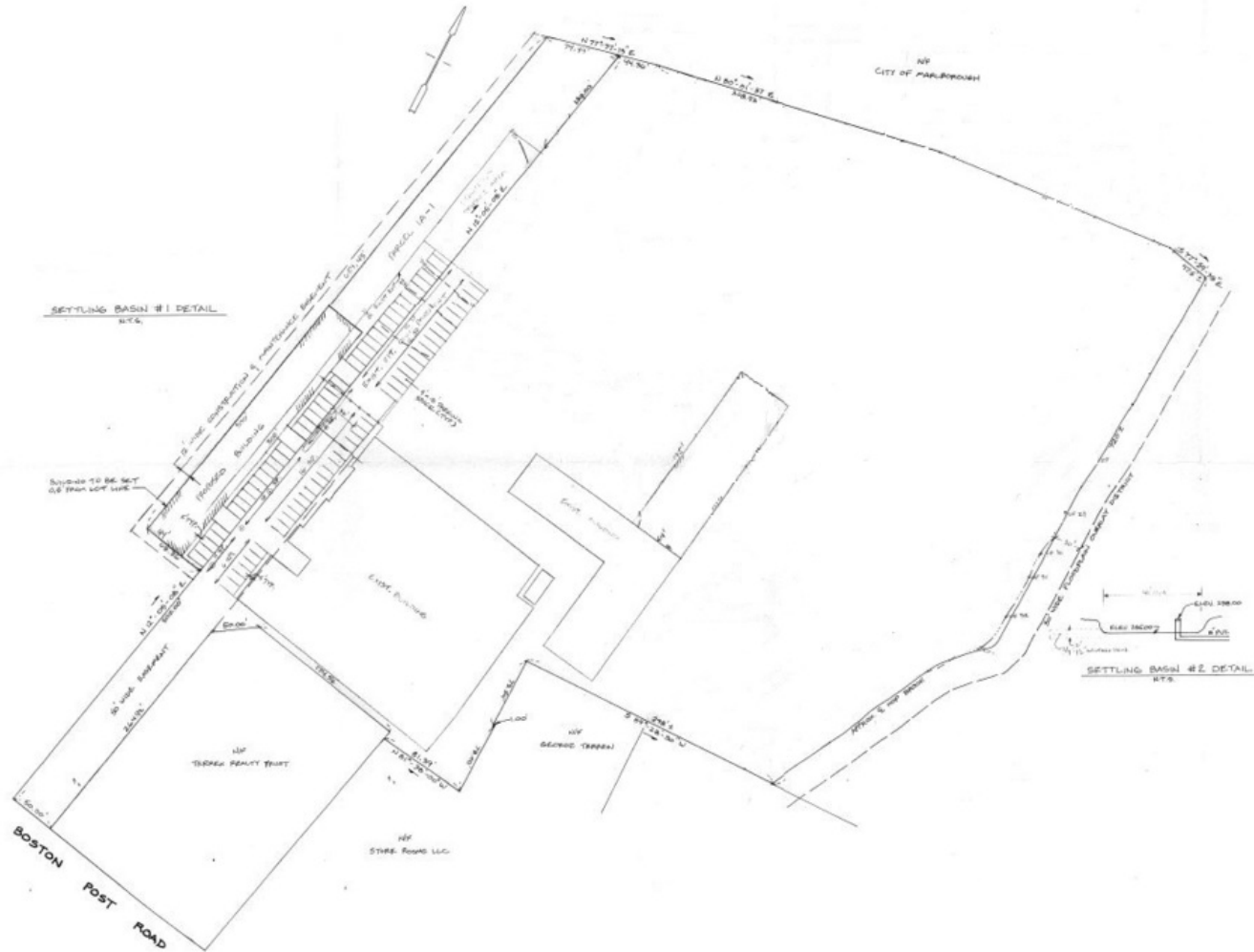
LEASE RATE

SPACE SIZE

PROPERTY SPECIFICATIONS

| | |
|--------------|---------------------------------|
| LAND AREA | 12.8 ACRES |
| ZONING | B BUSINESS |
| YEAR BUILT | 1984 |
| TYPE OF LAND | INDUSTRIAL/FLEX SINGLE-STORY |
| LOADING | FIVE (5) DRIVE-IN/LOADING DOCKS |
| CLEAR HEIGHT | 24' CLEAR |
| CRANE | SEVEN (7) TON CRANE |
| SALE PRICE | \$7,900,000 |

SITE PLAN



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

THE STUBBLEBINE COMPANY
ONE CRANBERRY HILL | LEXINGTON, MA
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LOCATION MAPS

