

# 80 BROADMEADOW STREET

MARLBOROUGH, MA



## MODERN SPORTS AND RECREATION SITE COMPLEX

- 54,378 SF
- 5.15 ACRES
- LOCATED .4 MILES FROM MARLBOROUGH AIRPORT

### CONTACT:

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EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

54,738 SF SPECIALTY BUILDING ON 5.15 ACRES OF LAND

### PROPERTY SUMMARY

BUILDING SIZE	54,378 SF
LOT SIZE	5.15 ACRES
ZONING	LIMITED INDUSTRIAL
PARKING	150 SPACES

### PROPERTY HIGHLIGHTS

- 6 TENNIS COURTS, 4 RACQUETBALL COURTS, FITNESS ROOM, SPIN AND YOGA STUDIO, INDOOR POOL, AND TWO OUTDOOR POOLS.
- SPECIALTY ATHLETIC CLUB WITH POOL AND TENNIS COURTS
- EXISTING INCOME POTENTIALLY AVAILABLE

### PROPERTY HIGHLIGHTS

- LOCATED JUST OFF ROUTE 20 IN THE PREMIER MARLBOROUGH AIRPORT DISTRICT
- PRIME LOCATION NEAR NUMEROUS AMENITIES
- ALLOWED USES IN LIMITED INDUSTRIAL: Research/experimental labs, light manufacturing, warehousing, recreational uses, service buildings, data storage/telecommunications, contractors yard (SP), retail/cultivators marijuana (SP), and retail (SP)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,251	16,215	37,235
TOTAL POPULATION	5,166	39,804	94,356
AVERAGE HH INCOME	\$85,464	\$98,337	\$106,464



ADDITIONAL PHOTOS



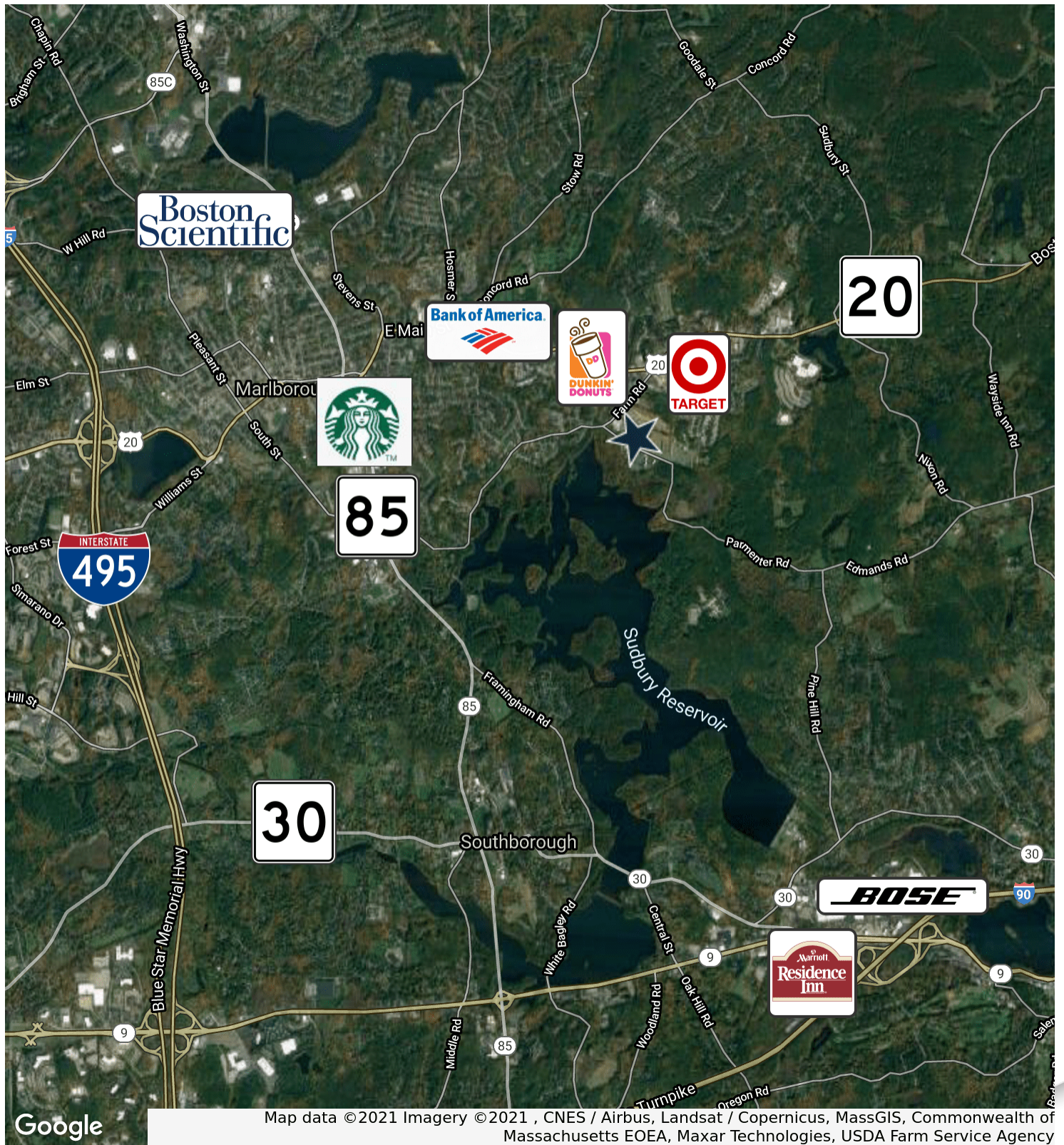


ADDITIONAL PHOTOS





# LOCATION MAP





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