

60 CODMAN HILL ROAD

BOXBOROUGH, MA



100,266 SF

ON 9.09 ACRES

- OUTSTANDING VISIBILITY FROM AND ACCESSIBILITY TO I-495
- OFFICE/LAB BUILDING

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

| | |
|-----------------|--|
| BUILDING SIZE: | 100,266 SF |
| BUILDING TYPE: | OFFICE/LAB |
| LAND AREA: | 9.09 ACRES |
| CEILING HEIGHT: | 1ST FLOOR: 12' CLEAR 2ND FLOOR: 13'6" CLEAR |
| ZONING: | INDUSTRIAL/COMMERCIAL |
| YEAR BUILT: | 1986 |
| SPRINKLER: | WET |
| POWER: | 3,000 AMP, 480/277 V, 3 P 4W |

OFFERING SUMMARY

| | |
|---------------|------------|
| AVAILABLE SF: | 100,266 SF |
| TAXES: | \$1.33/SF |
| LEASE RATE: | MARKET |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 11,210 | 34,853 | 229,167 |
| TOTAL HOUSEHOLDS | 4,210 | 12,881 | 85,887 |
| AVERAGE HH INCOME | \$172,862 | \$149,045 | \$118,937 |

ADDITIONAL PHOTOS



LOCATION MAP



60 CODMAN HILL ROAD

BOXBOROUGH, MA



CONTACT:

VIN CANNISTRARO 857.362.0122
JAMES STUBBLEBINE 617.592.3388
AARON SMITH 978.654.0432
DAVID STUBBLEBINE 617.592.3391

VIN@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
ASMITH@STUBBLEBINECOMPANY.COM
DAVID@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL