

# 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
FOR SALE PRICE:	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



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