

60 CODMAN HILL ROAD

BOXBOROUGH, MA



82,000 SF

BUILD TO SUIT ON 9.09 ACRES

* OUTSTANDING VISIBILITY
FROM AND ACCESSIBILITY TO
I-495

* 32' CLEAR SINGLE STORY
INDUSTRIAL BUILDING

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

BUILDING SIZE:	82,000 SF BUILD TO SUIT
BUILDING TYPE:	WAREHOUSE/DISTRIBUTION
LAND AREA:	9.09 ACRES
CEILING HEIGHT:	32' CLEAR
ZONING:	INDUSTRIAL/COMMERCIAL
OUTSIDE STORAGE/PARKING:	SITE OFFERS SIGNIFICANT OUTSIDE STORAGE AND PARKING FOR CARS AND TRUCKS
PROJECTED OCCUPANCY:	3rd QUARTER 2023

OFFERING SUMMARY

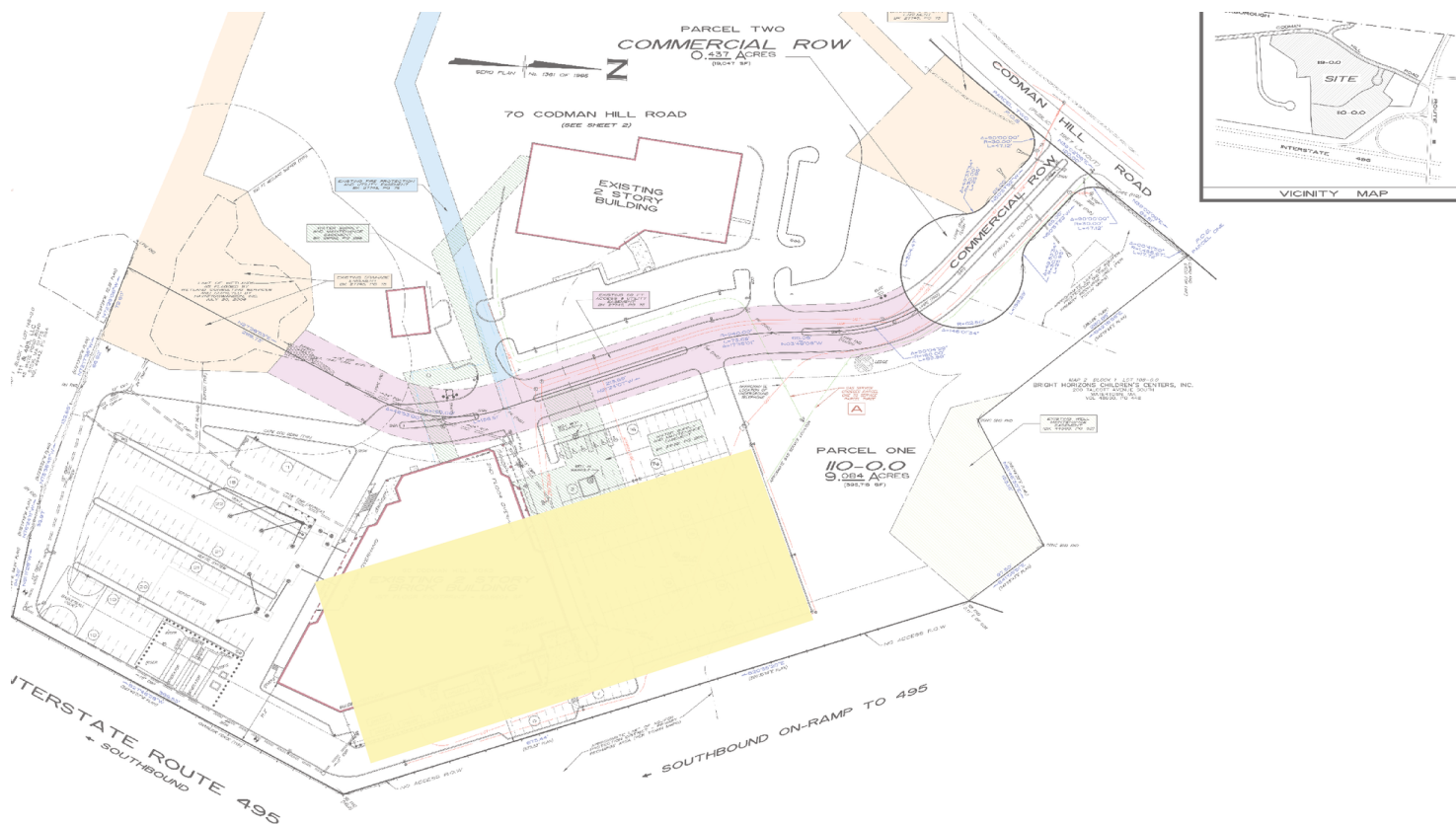
AVAILABLE SF:	82,000 SF
LEASE RATE:	MARKET
FOR SALE PRICE:	MARKET

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL POPULATION	9,955	73,297
TOTAL HOUSEHOLDS	28,746	197,838
AVERAGE HH INCOME	\$133,221	\$110,164

BROKER CONTACTS

VIN CANNISTRARO	857-362-0122
JAMES STUBBLEBINE	617-592-3388
AARON SMITH	978-654-0432
DAVID STUBBLEBINE	617-592-3391

CONCEPT PLAN

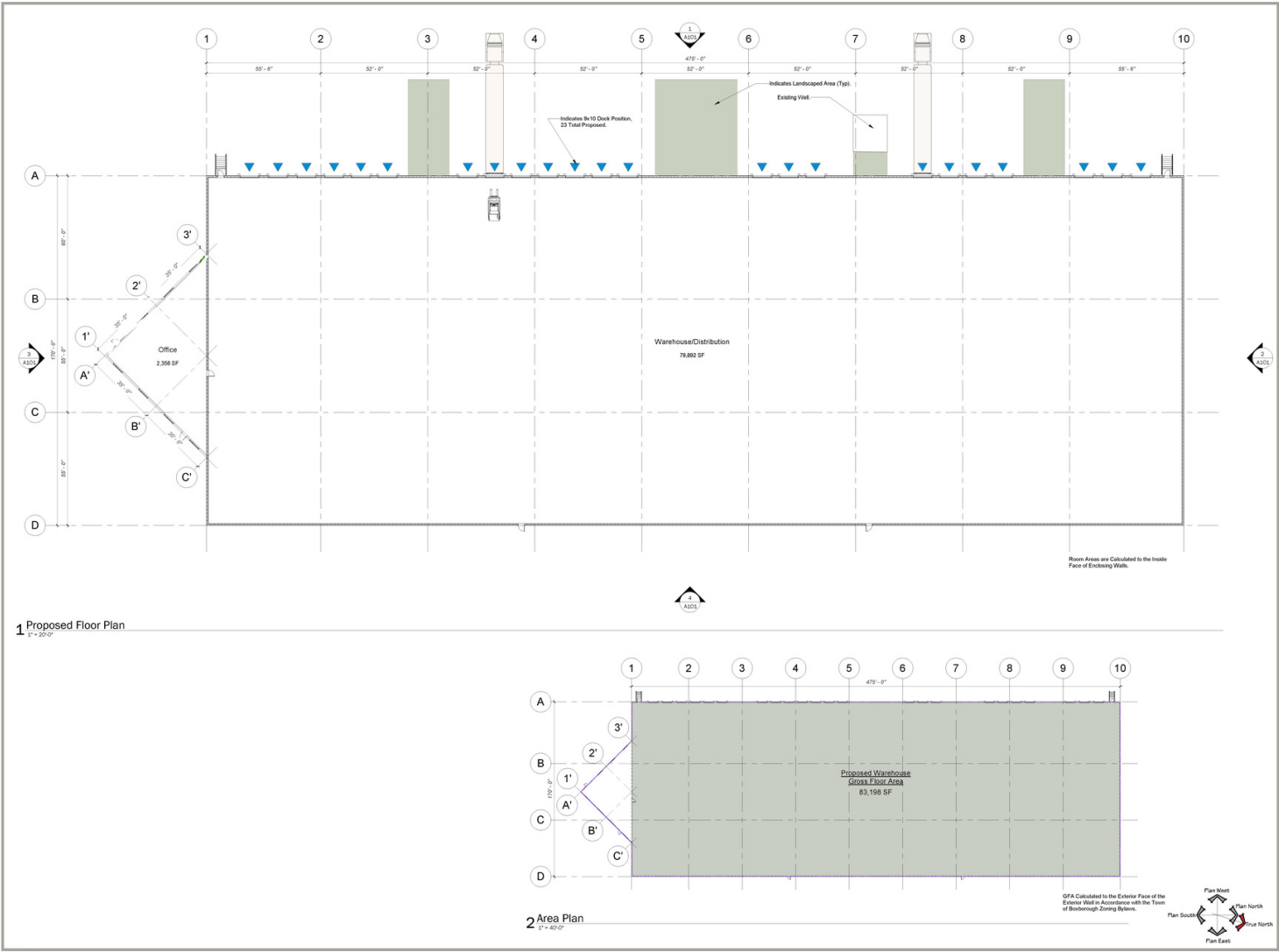


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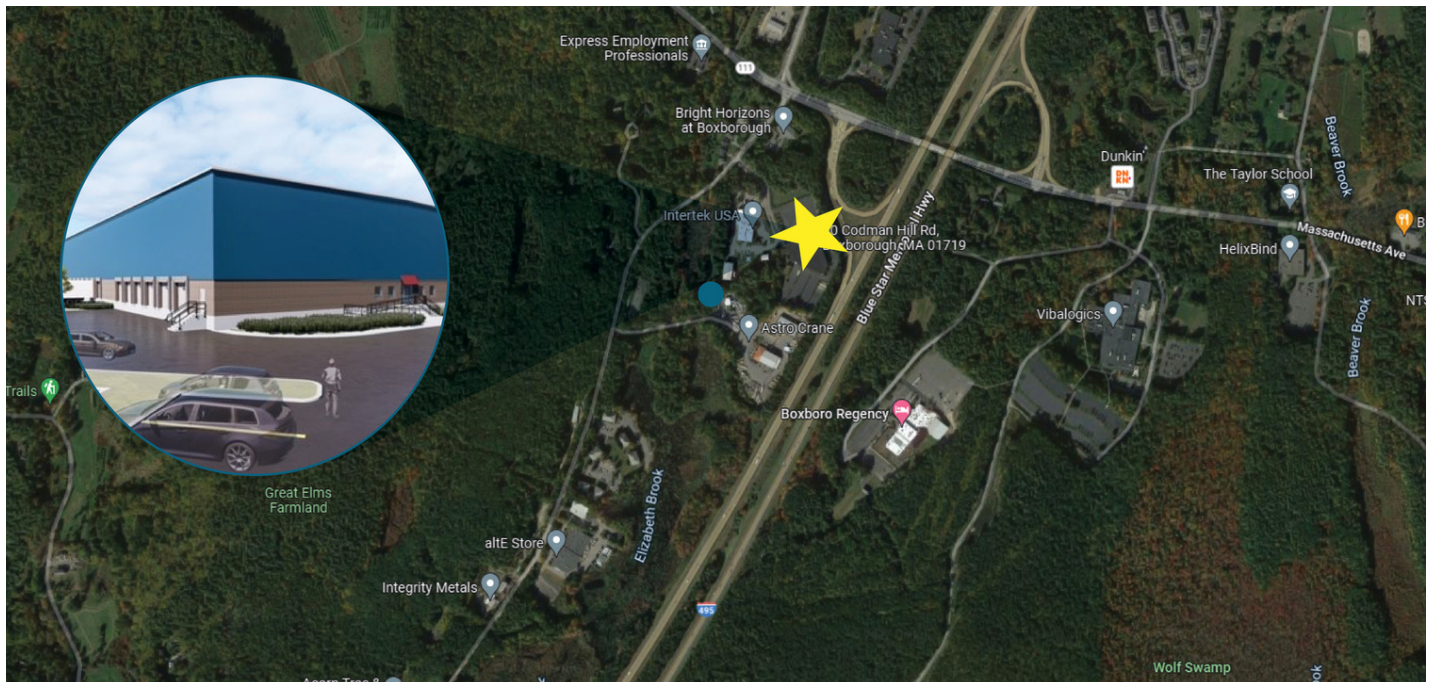
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CONCEPT PLANS





CONSTRUCTION TIMELINE



CONSTRUCTION TIMELINE

- PERMITTING & ENTITLEMENTS:
COMPLETED JULY 2022
- GROUNDBREAKING:
SEPTEMBER 2022
- SITE WORK:
COMPLETED NOVEMBER 2022
- BUILDING STRUCTURE &
ENVELOPE: COMPLETED MAY 2023
- SUBSTANTIAL COMPLETION:
SEPTEMBER 2023



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LOCATION MAP

