

261 CEDAR HILL STREET

MARLBOROUGH, MA



13,500 SF

FLEX, FULLY FURNISHED
SPACE FOR LEASE

- 1.1 miles to 495
- 3.2 miles to 290
- Established R&D industrial park

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

13,500 SF Flex, Fully Furnished Space for Lease

PROPERTY HIGHLIGHTS

- 1.1 miles to 495
- 3.2 miles to 290
- Mass spectrometry testing space with existing equipment available; compressed air in machine shop
- Established R&D industrial park
- Loading: 2 tailboard docks; one ramped drive-in
- Internet: Verizon Vios and Comcast Xfinity

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	32,053	98,183
TOTAL POPULATION	82,021	258,929
AVERAGE HH INCOME	\$103,430	\$110,264

OFFERING SUMMARY

BUILDING SIZE:	60,084 SF
AVAILABLE SF:	13,500 SF
LOT SIZE:	12.62 Acres
ZONING:	LI- Limited Industrial
YEAR BUILT:	1987
ROOF:	EPDM 2014
PARKING:	3/1,000 SF
ELECTRIC:	National grid 400AMP 240volt 3-Phase
SPRINKLER:	Wet System
HVAC:	100% AC; Heat: Natural Gas (Eversource)
LAB:	Wet lab with hood
LEASE RATE:	Market

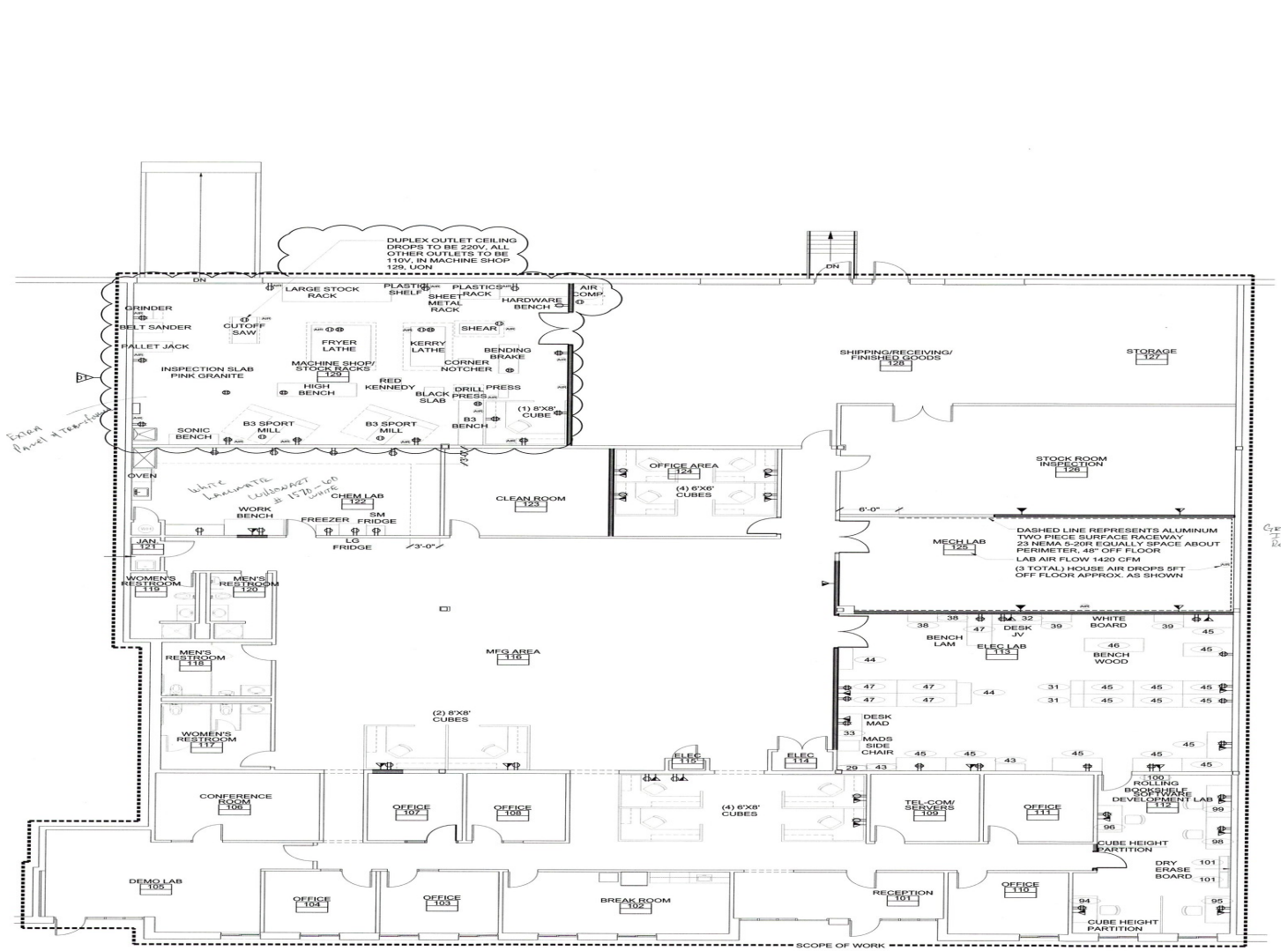
ADDITIONAL PHOTOS



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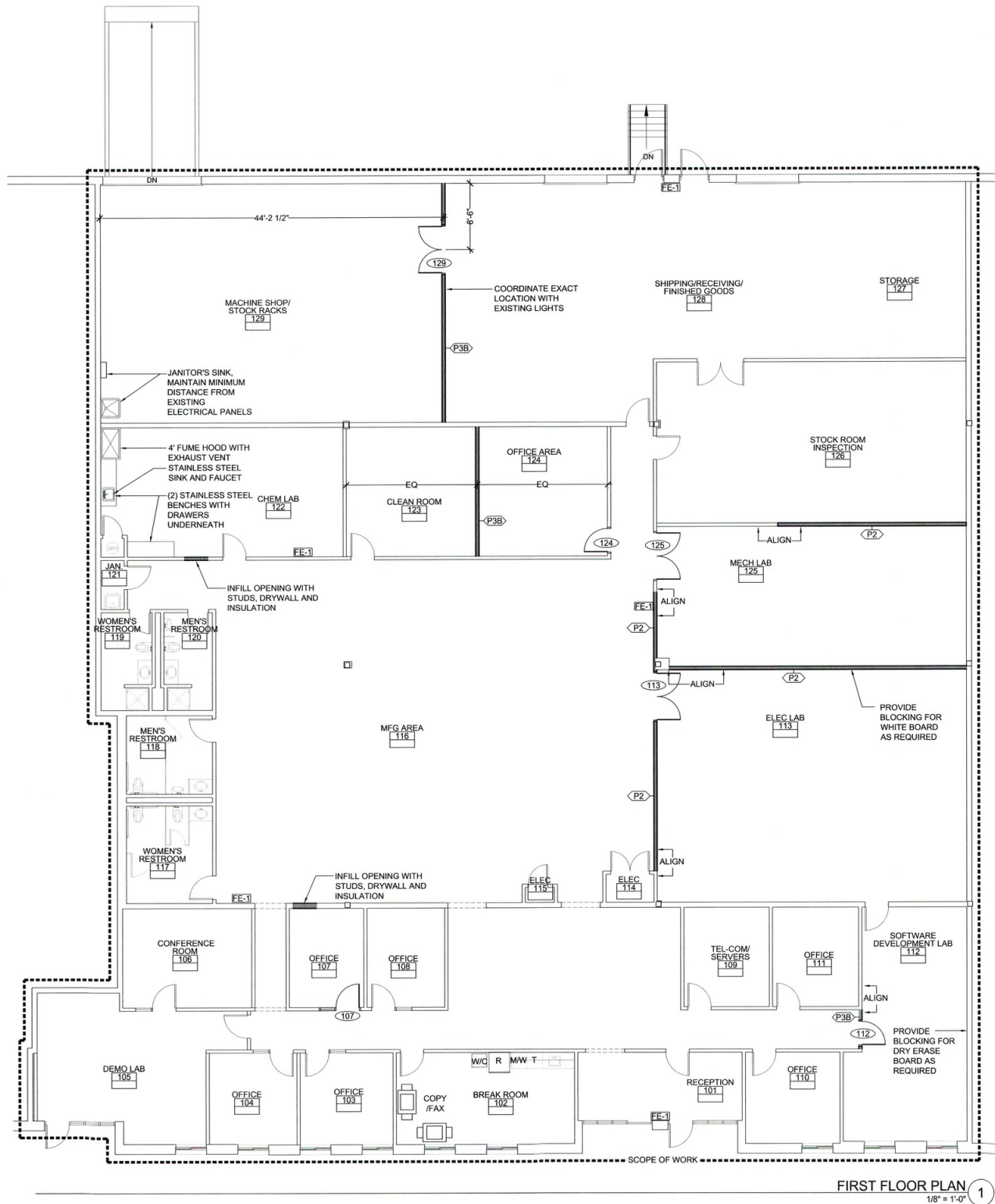


FLOOR PLANS

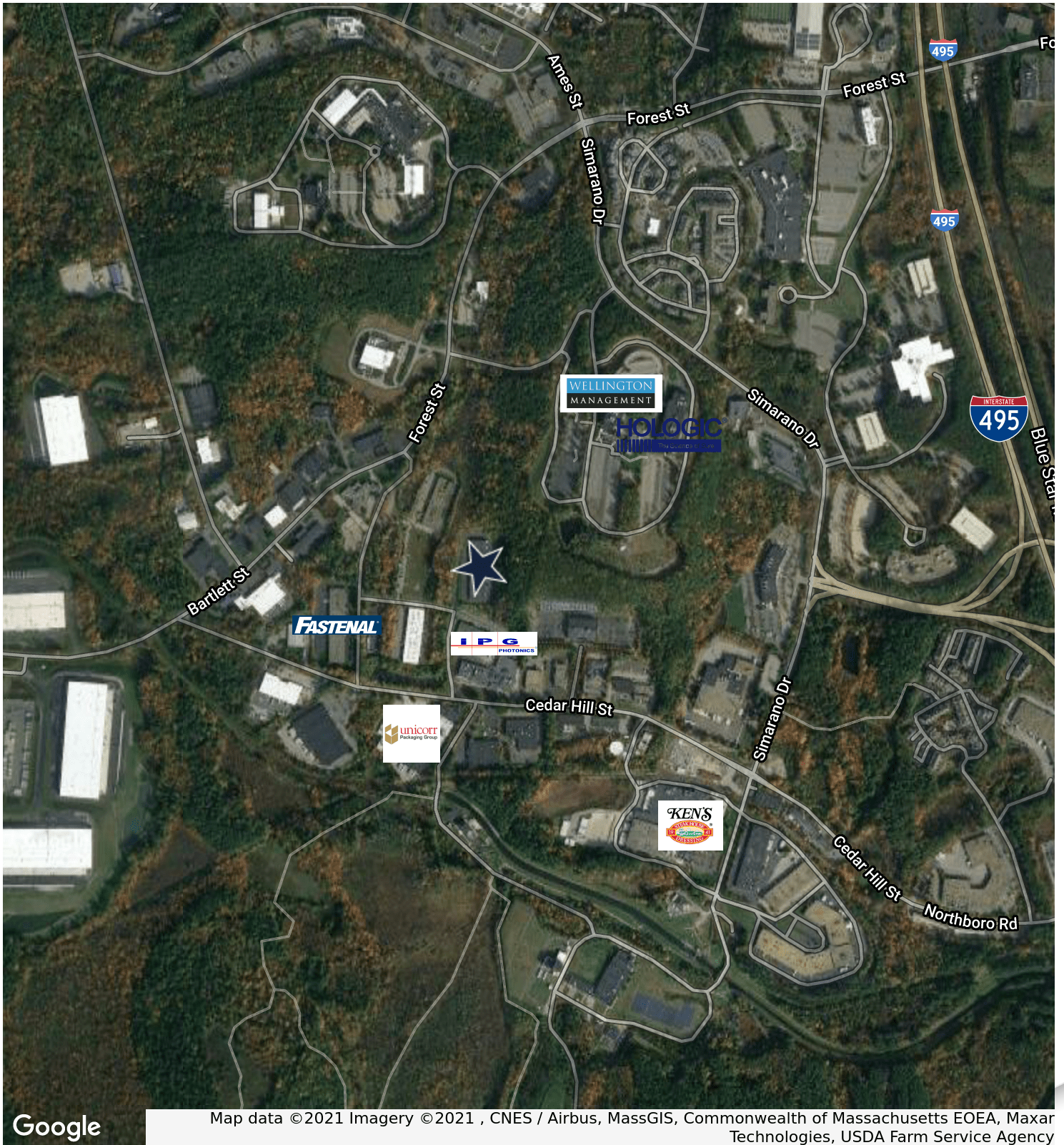


COORDINATION PLAN 1
1/8" = 1'-0"

FLOOR PLAN- CURRENT CONDITIONS



LOCATION MAP



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