



261 CEDAR HILL ST.

MARLBOROUGH, MA

5,000 SF | FLEX SPACE FOR LEASE

- 1.1 Miles from 495
- 3.2 Miles from 290
- Established Flex/Industrial Park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION
5,000 SF Flex Space for Lease

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	128	843
Total Population	0	263	1,763
Average HH Income	\$0	\$133,949	\$139,214

PROPERTY HIGHLIGHTS

- 1.1 Miles from 495
- 3.2 Miles from 290
- Established Flex/Industrial Park

OFFERING SUMMARY

Building Size:	59,404 SF
Available SF:	5,000 SF
Lot Size:	12.62 Acres
Loading Docks:	1 Tailboard Dock
Ceiling Height:	11'3" Clear
Year Built:	1987
Power:	208/480 Volts, 3 phase
Parking:	3/1,000 SF
Sprinkler:	Wet System
Zoning:	Industrial
Lease Date:	Move in available starting 2/1/26
Lease Rate:	Market





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Guiding Your Path to Success



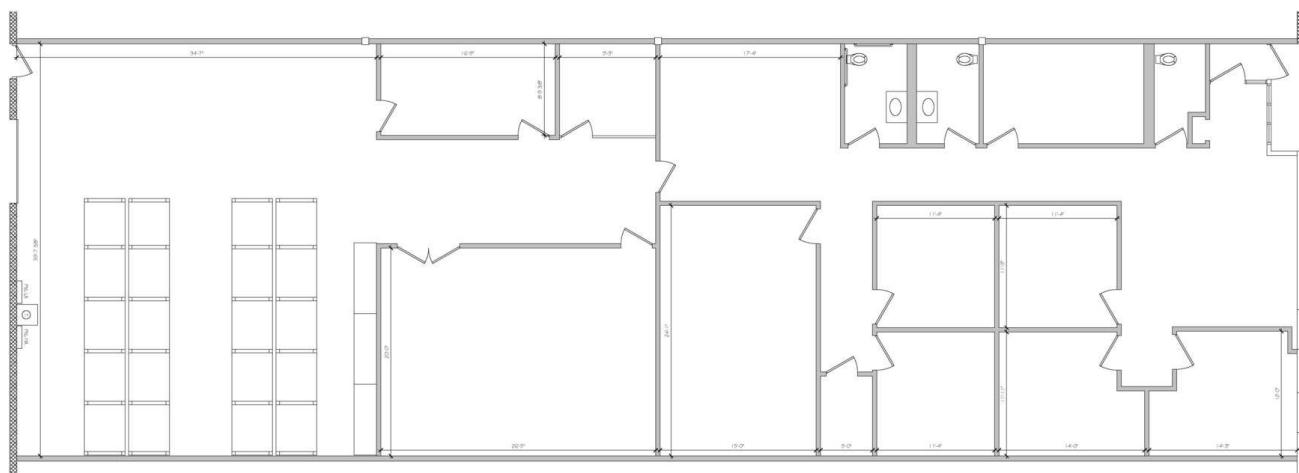




ADDITIONAL PHOTOS



FLOOR PLAN



1 EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"

True Associates, Inc.
35 Forbes Rd
Westwood, MA 02090

Project Name and Address
261 CEDAR HILL
UNIT 110
EXISTING CONDITIONS

Project	
Date	1/6/2022
Scale	As Noted

A1

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5,000 SF | FLEX SPACE FOR LEASE

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