



261 CEDAR HILL ST.

MARLBOROUGH, MA

5,000 SF | FLEX SPACE FOR LEASE

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



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Stubblebine Company is pleased to present 261 Cedar Hill St., Unit 110 in Marlborough, MA, offering 5,000 SF of versatile industrial/flex space. The unit features 11'3" clear height, one loading dock, and built-out office and flex areas. Conveniently located near I-495, Route 20, and I-90, this property is available now and well-suited for manufacturing, and flex uses.

NNN BREAKDOWN

Operating Expenses:	\$1.92
Real Estate Taxes:	\$3.12
NNN:	\$5.04

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

Available SF:	5,000 SF
Building Size:	59,404 SF
Lot Size:	12.62 Acres
Loading Docks:	1 Dock
Flex Clear Height:	11'3" Clear
Office Clear Height:	8'9" to Drop Ceiling
Year Built:	1987
Power:	208/480 Volts, 3 Phase
Bathrooms:	3
Parking:	3/1,000 SF
Sprinkler:	Wet System
Zoning:	Industrial
Availability:	Available Now
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,091	35,156	168,658
Total Population	34,160	90,957	437,898
Average HH Income	\$152,754	\$160,008	\$158,737





FLOOR PLAN



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