



753 FOREST ST

MARLBOROUGH, MA

FOR LEASE | 40,650 SF CLASS A FLEX SPACE ON 6.5 AC

- 16' clear height
- 100% air conditioned
- Strategically situated just off of I-495
- Located in an established flex/industrial park



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

40,650 SF Class A Fully Air Conditioned Flex Space on 6.5 AC for lease available 8/1/26.

PROPERTY HIGHLIGHTS

Strategically situated just off Interstate 495 in close proximity to Routes 20, 9, 290 and the Mass Pike, the subject space represents best in class 16' clear flex space that can accommodate a wide array of uses in an established industrial park.

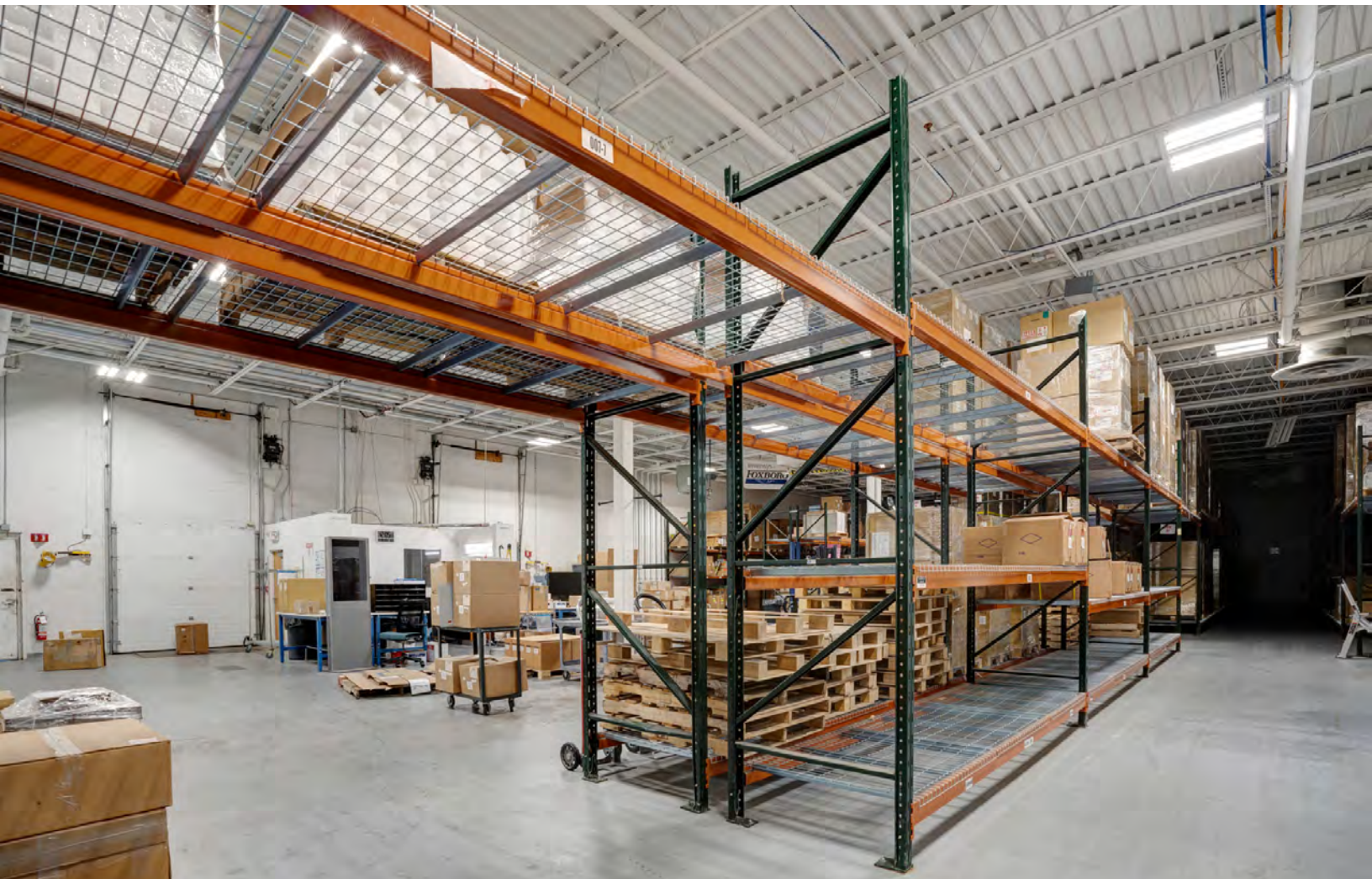
NNN BREAKDOWN

Operating Expenses:	\$1.60
Taxes:	\$2.63

PROPERTY SPECIFICATIONS

Total Size:	75,000 SF
Available:	40,650 SF
Lot Size:	6.5 AC
Ceiling Height:	16'
Zoning:	Light Industrial
Loading:	Two (2) Tailboard
Available:	8/1/26
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,924	35,156	162,569
Total Population	33,855	90,957	421,230
Average HH Income	\$160,358	\$160,008	\$154,249





FLOOR PLAN

753 Forest Ave Final Drawing #9 Date: 03-14-05 Scale: 1 in. = 40 ft.

E = Electrical Outlet (110V Duplex) @ 18" off unless noted - See Note at 2005	SYMBOL	Note: Electrical Detail
A = Air - Compressed Air Drop with Fitting	A	In Rooms 8, 10, 20, 21, 24 Standard Electrical Duplex Outlets Around Lab at 48" AFF every 8 ft.
X = Existing Phone/Network Jack	X	Not required on exterior walls of Lab #2, Room 21 along windows.
N = Network Jack (RJ45) (Category 5e)	N	Power is required for up to two duplexes per office cubicle workstation. Power to feed cubicles on lower levels unless adjacent to wall.
NP = Phone Jack (Network and Phone Jacks are combined in the same box)	NP	Power outlets for existing offices next to existing phone/network outlets should be adequate.
C = Camera	C	
B = Security Card Reader	B	
D = Barrier	D	

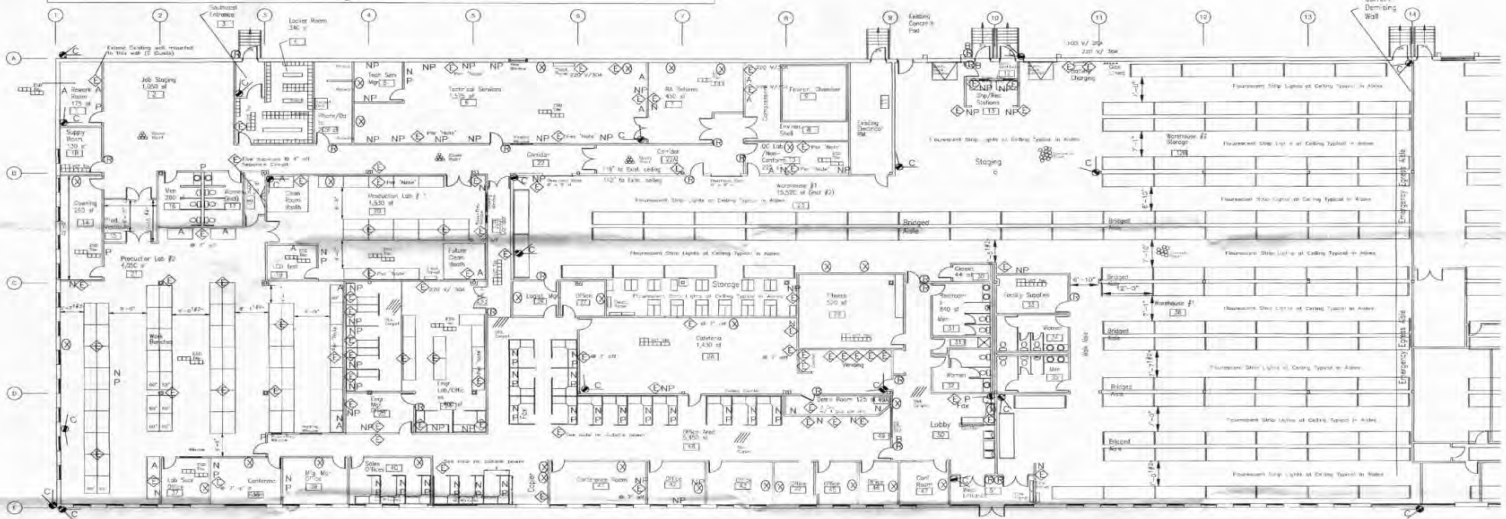
Demolition Notes:

- Demo walls/Doors as shown on 'Walls-Demo' layer
- Demo ceiling corresponding with above. Save grid where possible.
- Do not demo security system in place, leave intact.
- Do not demo existing phone/network lines to be reused.

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(Revised) Final Drawing #9
Finish Schedule (Version 2)



DISTANCE TO

	1.9 MILES 4 MIN
	2.1 MILES 5 MIN
	3.6 MILES 8 MIN

753 Forest St. Marlborough, MA



FLOOR PLAN

753 Forest Ave Final Drawing #9 Date: 03-14-05 Scale: 1 in. = 40 ft.

E = Electrical Outlet (110V Duplex) @ 18" on center	W = Wall
A = Air - Compressed Air Drop with fitting	N = Network Jack (Cat5/Category 5)
X = Existing Phone/Network Jack	P = Power
D = Phone Jack	C = Camera
S = Security Cord Reader	T = Security Cord Reader
B = Buzzer	

Note: Electrical Detail in Rooms 6, 10, 20, 21, 24 Standard Electrical Duplex Outlets Around Lots at 45" AFT every 5 ft.

Not required on exterior walls of Lot #2, Room 21 along windows.

Power is required for up to two duplexes per office cubicle workstation. Power to feed cubicles at panel of units, unless adjacent to wall.

Power outlets for existing offices next to existing phone/network outlets should be adequate.

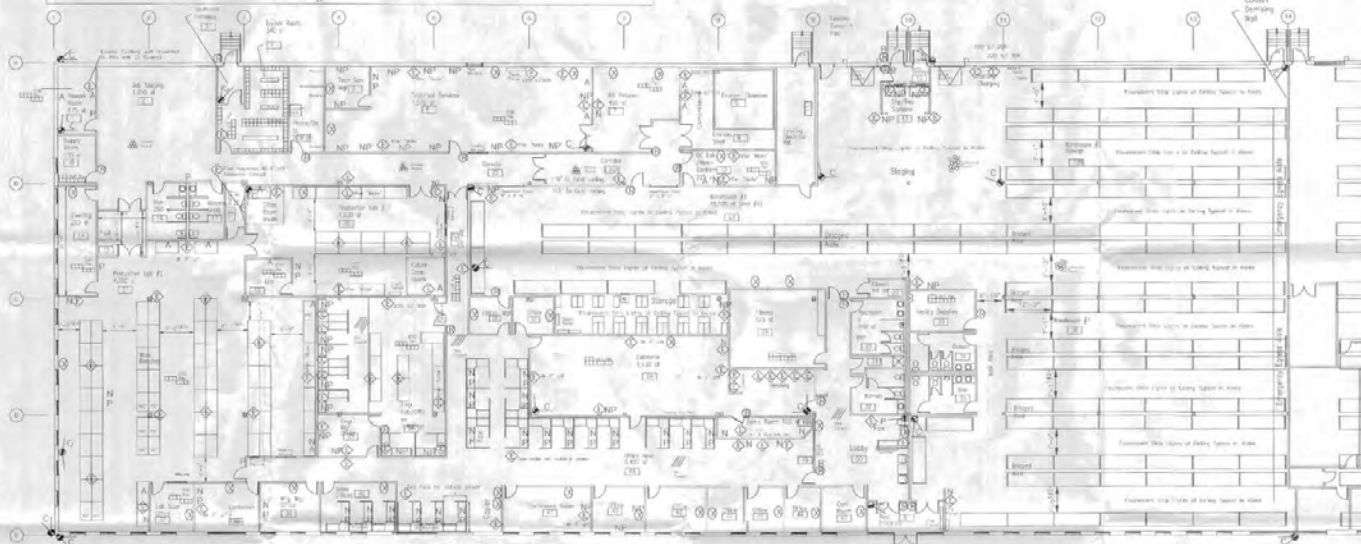
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