

5 POND ROAD

HARVARD, MA

FOR SALE | **4,000 SF PROFESSIONAL OFFICE / FLEX PROPERTY ON 0.45 ACRES**

- 2.5 Miles to Interstate 495
- 1.9 Miles to Route 2
- 1.9 Miles to Route 2

EXCLUSIVE AGENT

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,000 SF Professional Office / Flex Property on 0.45 AC, consisting of two professional office condos and one flex condo, easily converted to a single-user building. Prominently located in downtown Harvard, next to the Harvard public schools and town library.

UNITS:

- Unit 1: Woodworking Shop
- Unit 2: Professional Office
- Unit 3: Professional Office

PROPERTY HIGHLIGHTS

- 2.5 Miles to Route 495
- 1.9 Miles to Route 2

PROPERTY SPECIFICATIONS

Total Building Size:	4,000 SF
Lot Size:	0.45 AC
Construction:	Wood Frame
Utilities:	City water, city sewer
Clear Height:	11'
Loading:	1 Drive in door (10'x8.5')
Parking:	10 Spaces
Sale Price:	$995,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,724	11,085	85,941
Total Population	8,173	31,229	221,951
Average HH Income	$250,049	$195,636	$160,079

LOCAL COMPANIES



UNIT 1: FLEX SPACE



Approximately 3,000 SF



Woodworking Shop with 11' Clear



One 8'x8' Drive-in Door

UNIT 2: OFFICE SPACE







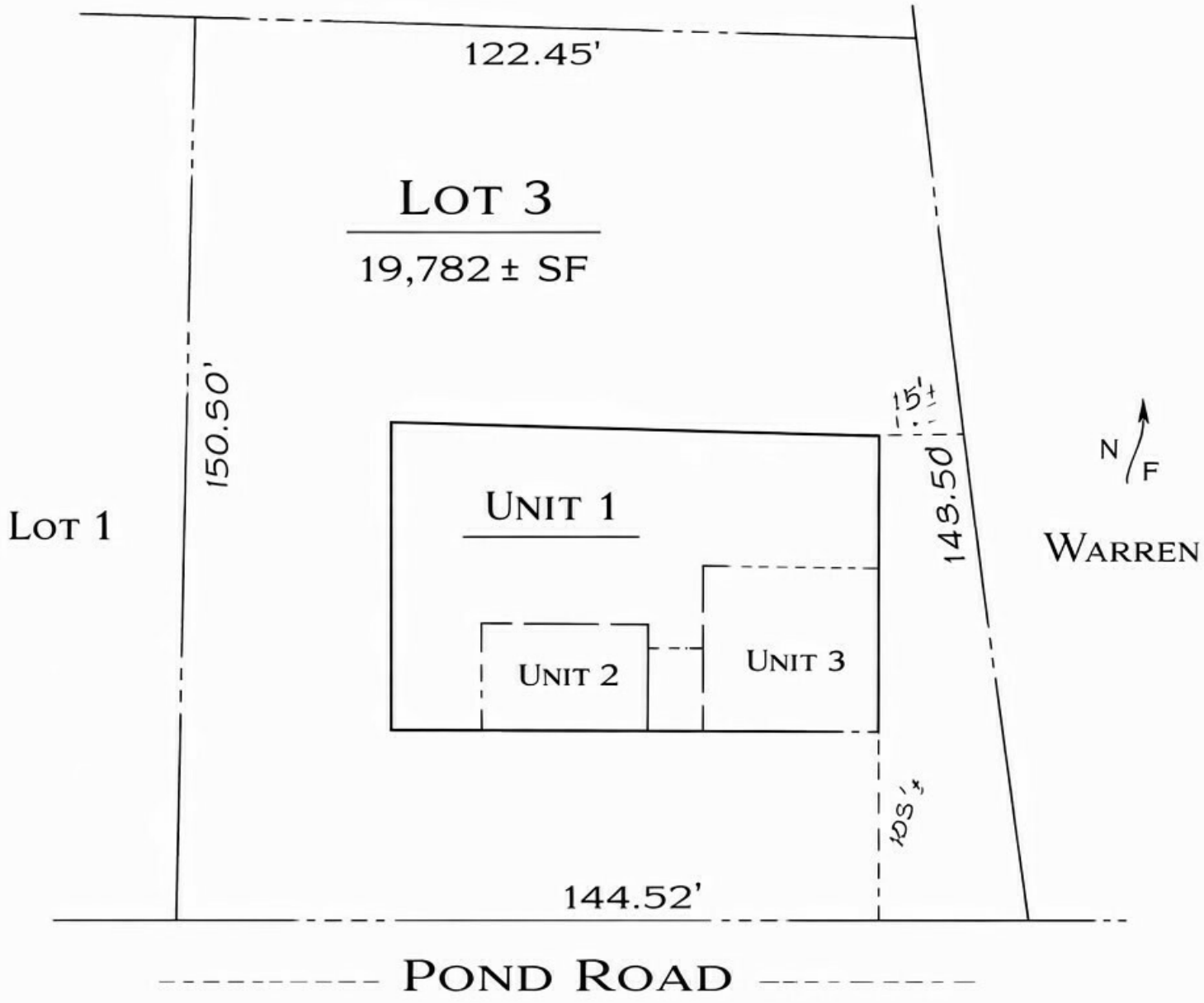
UNIT 3: OFFICE SPACE





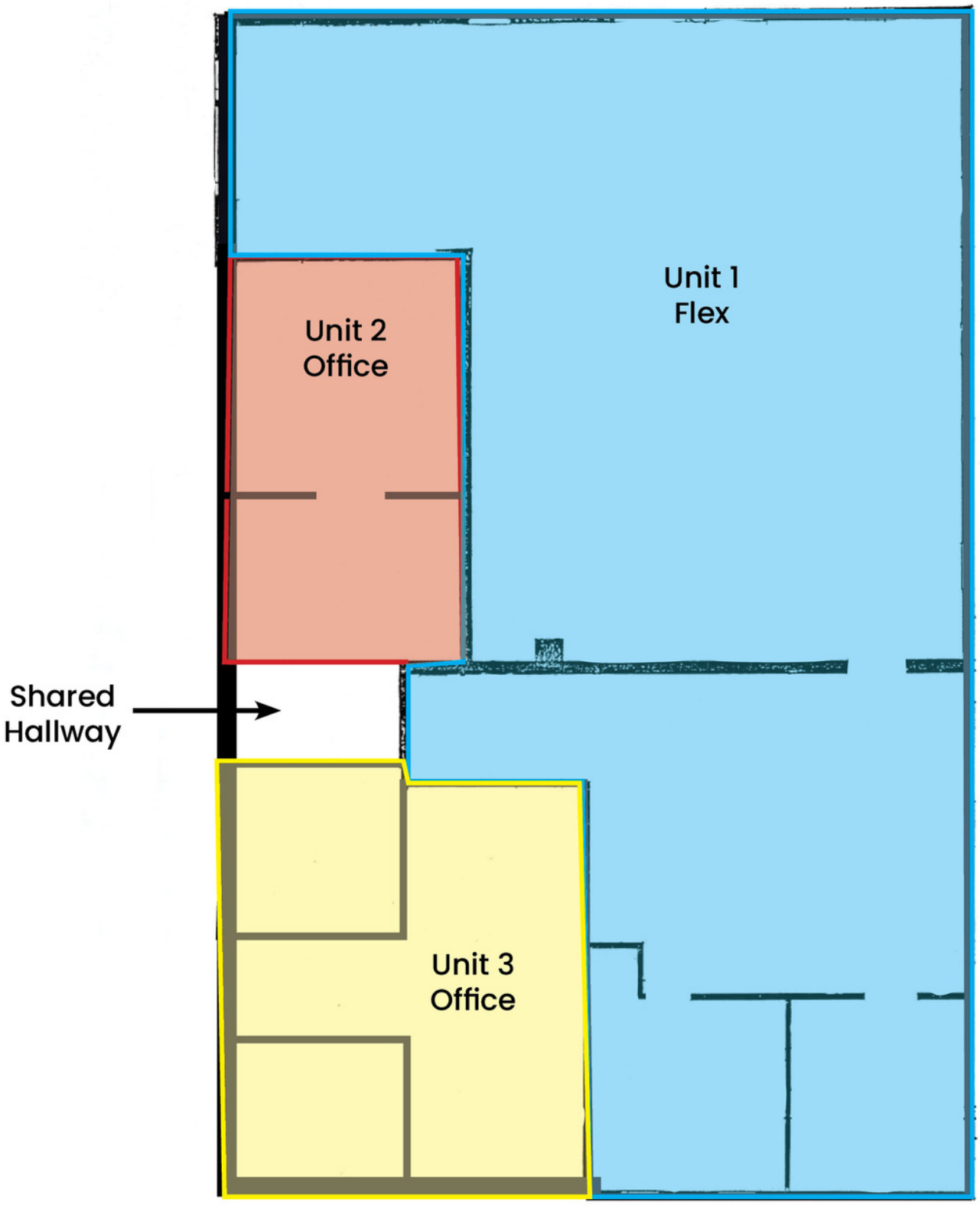


SITE PLAN



POND ROAD

HARVARD, MASSACHUSETTS


Unit 1
Flex
Unit 2
Office
Shared
Hallway
Unit 3
Office


HIGHWAY PROXIMITY
190 9.3 MILES
2 1.9 MILES
12 11.5 MILES
INTERSTATE 495 2.4 MILES
BOSTON, MA
31 MILES | 50 MINS
WORCESTER, MA
20 MILES | 30 MINS
NEW ENGLAND SMC Ltd.
QUIET LOGISTICS
novolex
RYERSON
KENCO
WestRock
VulcanForms
avantor
BLUETRITON
5 POND RD.
HARVARD, MA
On the Move MOBILE STORAGE
LOWE'S
MODERN DISPERSIONS, INC.
Thermoplastics Compounding
AIS
LOCK'D UP STORAGE
Chroma Color Corporation
Groton
Lunenburg
LUNENBURG
SHIRLEY CENTER
Ayer
Shirley
DEVENS
Littleton
Boxborough
Acton
Stow
Maynard
GLEASONDALE
Hudson
Berlin
Sudbury
Marlborough
113
3
2
12
111
20
INTERSTATE 495
INTERSTATE 290
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



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HARVARD, MA

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