



# 60 CODMAN HILL ROAD

**BOXBOROUGH, MA**

**FOR LEASE | 25,000 - 50,000 SF FLEX SPACE ON 9.09 AC**

- Subdividable
- Outstanding Visibility from and Accessibility to I-495
- 12' Clear
- First Floor Space
- Oversized Paved Lot

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

25,000 - 50,000 SF Space on 9.09 AC for Lease on First Floor

## PROPERTY HIGHLIGHTS

- Subdividable
- Outstanding Visibility from and Accessibility to I-495
- 12' Clear
- First Floor Space
- Oversized Paved Lot

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,983	13,468	85,010
Total Population	10,761	37,060	223,842
Average HH Income	\$238,283	\$213,866	\$174,246

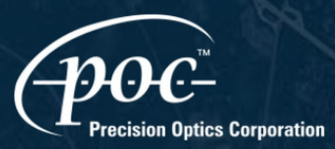
## PROPERTY SPECIFICATIONS

Building Size:	100,266 SF
Available:	50,000 SF on the First Floor
Subdividable:	25,000 - 50,000 SF
Lot Size:	9.09 AC
Ceiling Height:	12' Clear
Stories:	2
Elevators:	2 with 1 FRT
Columns:	25'W x 25'D
Construction:	Masonry
Docks:	5 ext
Power:	3,000a/480v Heavy
Parking:	319 Spaces
Lease Rate:	Market









**HIGHWAY PROXIMITY**

**495** 0.4 MILES  
2 MINS

**2** 4 MILES  
3.9 MIN

**111** 0.2 MILES  
1 MIN

**BOSTON, MA**  
49 MINS

**WORCESTER, MA**  
27 MINS

**60 CODMAN HILL RD.**  
**BOXBOROUGH, MA**

**BOLTON**

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**BOXBOROUGH, MA**

**FOR LEASE | 25,000 - 50,000 SF FLEX SPACE ON 9.09 AC**

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