



60 CODMAN HILL ROAD

BOXBOROUGH, MA

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

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

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

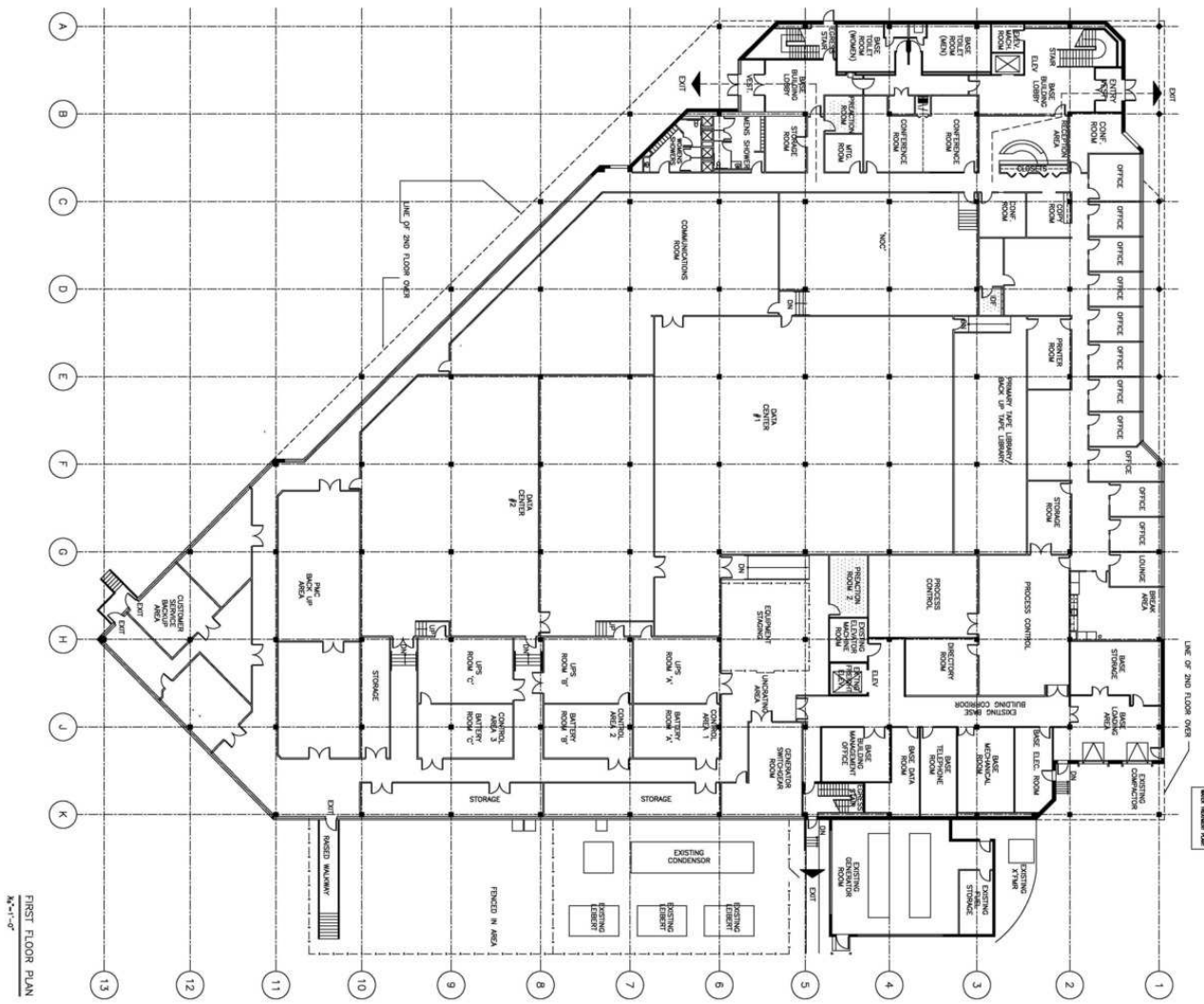
PROPERTY SPECIFICATIONS

Building Size:	100,266 SF
Available:	50,000 SF on the First Floor
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 Power can be Upgraded to 20,000 Amps
Parking:	319 Spaces
Lease Rate:	Market





FLOOR PLAN



FIRST FLOOR PLAN
60-1-1-0'

BUILDING NOTES

Summary

THE FOLLOWING INFORMATION HAS BEEN PREPARED FOR THE ARCHITECT BY THE ENGINEER AND IS SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT. THE USER OF THE PLAN SHALL FIELD VERIFY ALL CONDITIONS.

As existing two story building

First Floor - 48,293 sq ft

Second Floor - 50,883 sq ft

Building Footprint - 10,120 sq ft

Chapter 3 - Business Use Group B

Chapter 5 and 6 Type 2C

Fire Resistance Ratings of

Exterior walls: 0 hours

Nonbearing: 0 hours

Fire walls and party walls: 2hrs

Fire separation assemblies:

Fire enclosure of exit: 2 hours

Fire partitions: 1 hour

Other separation assemblies: 1 hr

Smoke barriers: 1 hour

Total Room Design

Complete with ADA

Chapter 10 - Means of Egress

424 persons per floor (424 x 2)

(Table 1008.2) - 64 inches of

clearance

- Tenants on ground floor -

64 inches of door/corridor

width per floor -

64 inches of door/corridor

width per floor -

64 inches of door/corridor

per floor

PROJECT & CLIENT

60 COWAN HILL ROAD

BROOKFIELD, MASS

EXISTING PLAN

FLOOR 1

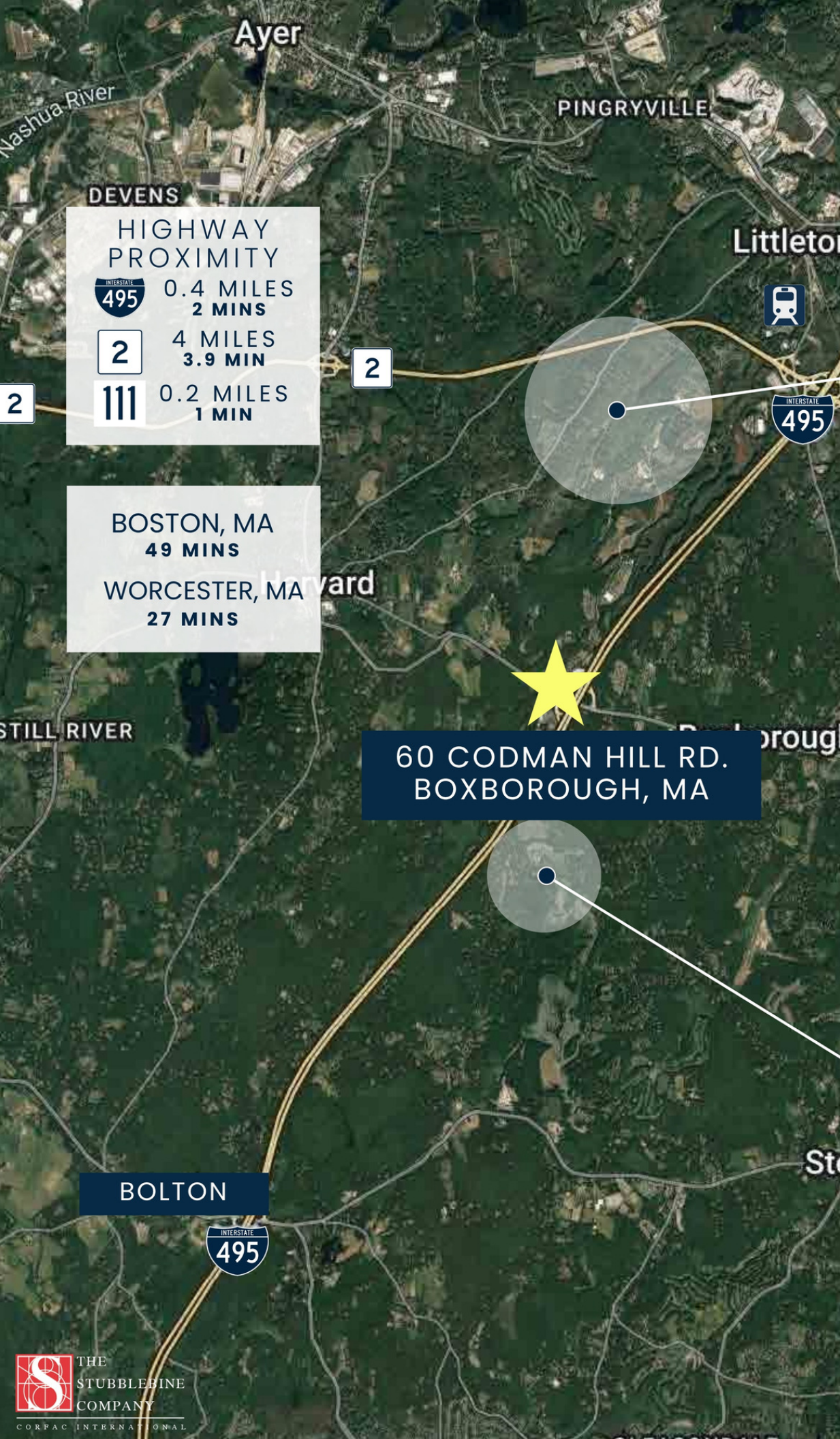
DATE

4-12-21

SCALE

1/8" = 1'-0"

60-1



DEVENS

HIGHWAY
PROXIMITY



0.4 MILES
2 MINS



4 MILES
3.9 MIN



0.2 MILES
1 MIN

BOSTON, MA
49 MINS

WORCESTER, MA
27 MINS

60 CODMAN HILL RD.
BOXBOROUGH, MA

BOLTON



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