



AVAILABLE FOR LEASE

±27,533 SF

360 CEDAR HILL STREET

MARLBOROUGH, MA

CBRE

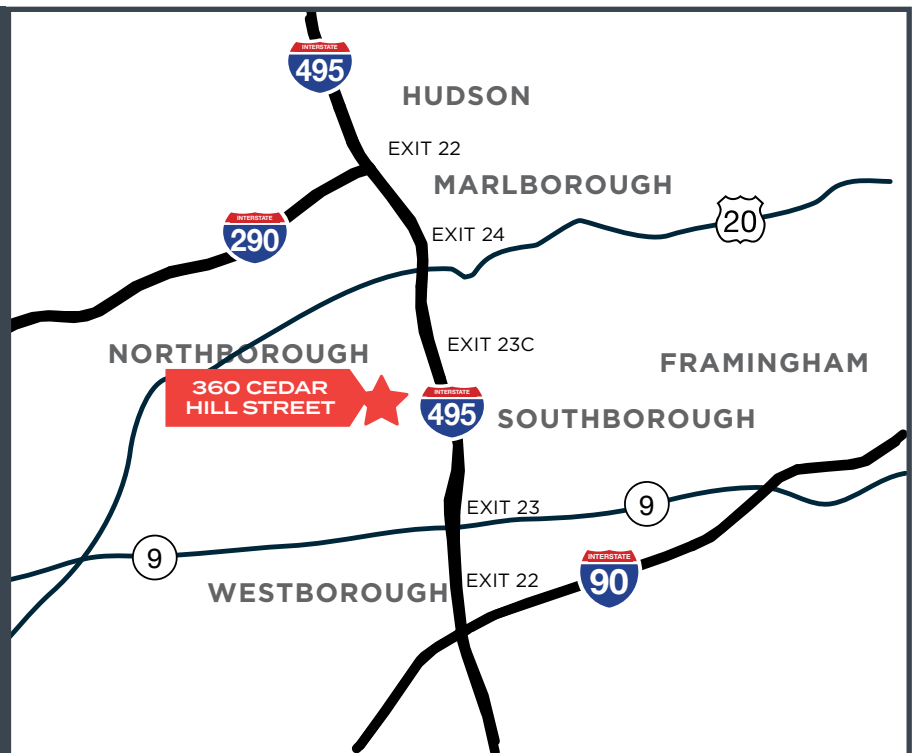
PROPERTY SPECS

On behalf of Stockbridge, CBRE is pleased to present this exciting opportunity to lease space at 360 Cedar Hill Street, Marlborough, MA. 360 Cedar Hill Street is located along the Marlborough/Northborough line and offers immediate access to Interstate 495, Route 20 and the Mass Pike. Many premier companies have landed in this submarket due to its superior access and central location, which allows them to draw upon the highly skilled workforce.

Corporate neighbors include FedEx, Lowes, Ken's Foods, Nordson Medical, McKesson Medical, A Duie Pyle, CeQur Corporation, Massachusetts Container Corporation, Metrie and Hologic.

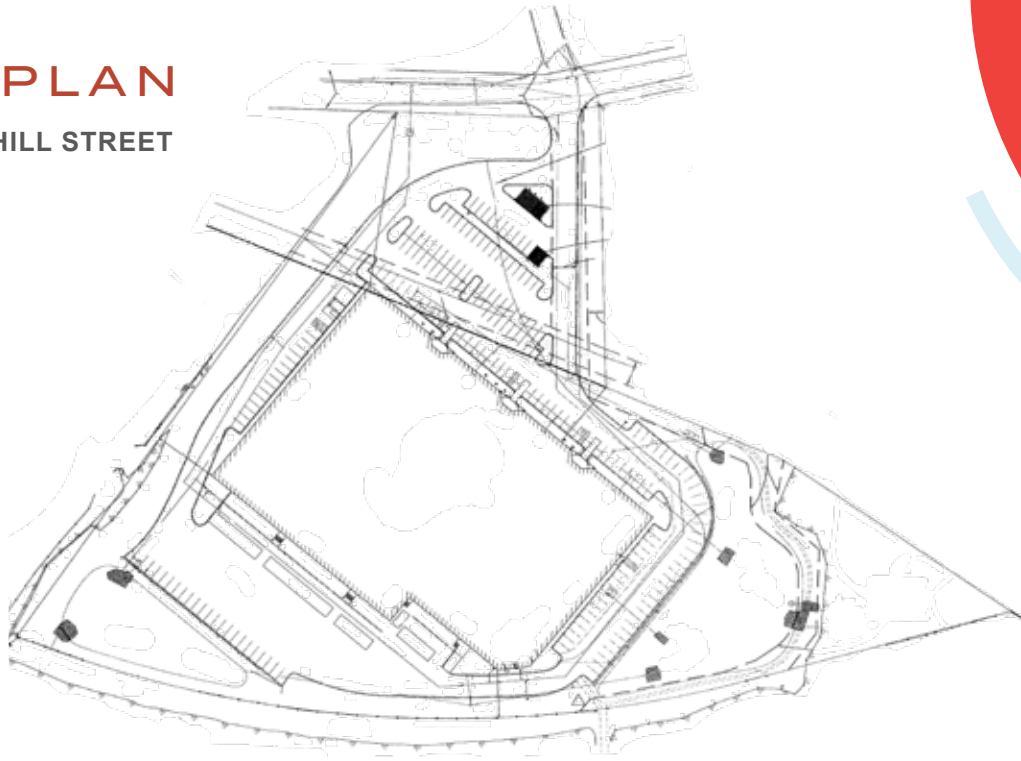
- **Building SF:** ±119,819 SF
- **Available SF:** ±27,533 SF
- **Year Built:** 1999
- **Clear Height:** 30'
- **Column:** 36' x 54'
- **Parking:** 1.00/1,000 SF (124 spaces)
- **Loading:** Three (3) loading docks, One (1) drive-in
- **Safety System:** ESFR
- **Electric:** 1,600 amps, 480/277 volts, three-phase (for the entire Building)
- **HVAC:** 13 RTUs
- **Foundation:** Reinforced concrete slab-on-grade
- **Façade:** Split-face block
- **Floors:** 5" concrete floor with 50 pounds per square foot floor weight
- **Roof:** Fully-adhered 40 mil Firestone EPDM rubber membrane
- **Electricity:** National Grid
- **Gas:** NSTAR
- **Water:** Town of Marlborough
- **Sewer:** Town of Northborough at Westerly Treatment Facility (in Marlborough)
- **Telecom:** Verizon

STATE-OF-
THE-ART
DISTRIBUTION
@ 360
CEDAR HILL
STREET

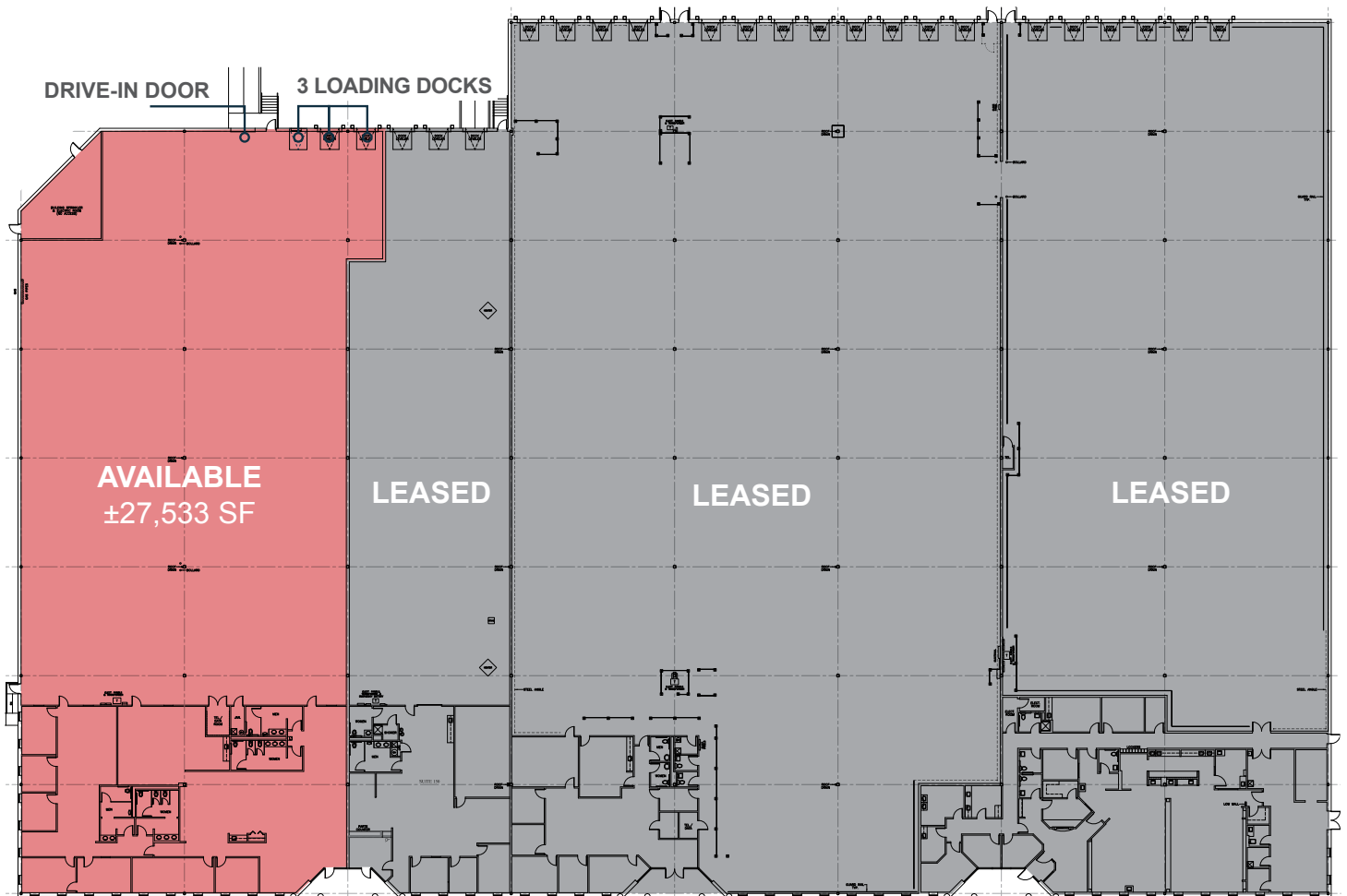


SITE PLAN

360 CEDAR HILL STREET



FLOOR PLAN





DANIELLE FRISCH
 Senior Vice President
 +1 781 964 0575
 danielle.frisch@cbre.com

KENDALL LYNCH
 Vice President
 +1 781 812 6435
 kendall.lynnch@cbre.com

JULIANA FIORE
 Senior Associate
 +1 781 801 3423
 juliana.fiore@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.