



# 261 CEDAR HILL ST.

**MARLBOROUGH, MA**

---

5,000 SF | FLEX SPACE FOR LEASE

- 1.1 Miles from I-495
- 3.2 Miles from I-290
- Established Flex/Industrial Park

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

The Stubblebine Company is pleased to present 261 Cedar Hill St., Unit 110 in Marlborough, MA, offering 5,000 SF of versatile industrial/flex space. The unit features 11'3" clear height, one loading dock, and built-out office and flex areas. Conveniently located near I-495, Route 20, and I-90, this property is available now and well-suited for manufacturing, and flex uses.

### NNN BREAKDOWN

Operating Expenses:	\$1.92
Real Estate Taxes:	\$3.12
NNN:	\$5.04

### PROPERTY HIGHLIGHTS

- 1.1 Miles from 495
- 3.2 Miles from 290
- Established Flex/Industrial Park

### OFFERING SUMMARY

Available SF:	5,000 SF
Building Size:	59,404 SF
Lot Size:	12.62 Acres
Loading Docks:	1 Dock
Flex Clear Height:	11'3" Clear
Office Clear Height:	8'9" to Drop Ceiling
Year Built:	1987
Year Built:	1987
Power:	208/480 Volts, 3 Phase
Bathrooms:	3
Parking:	3/1,000 SF
Sprinkler:	Wet System
Zoning:	Industrial
Availability:	Available Now
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,091	35,156	168,658
Total Population	34,160	90,957	437,898
Average HH Income	\$152,754	\$160,008	\$158,737













management  
**INSIGHT**  
TECHNOLOGIES



**FedEx**

Paradigm Strategic  
Partners, LLC  
Guiding Your Path to Success



INTERSTATE  
**290**

**20**

**30**

**9**

INTERSTATE  
**495**

**DUNKIN'**

**AVANIA**  
ADVANCING YOUR MEDICAL TECHNOLOGY

**REIC**  
RENTAL EQUIPMENT INVESTMENT CORPORATION



**10X SELF STORAGE**





True Associates, Inc.  
35 Forbes Rd  
Westwood, MA 02090

Project Name and Address  
261 CEDAR HILL  
UNIT 110  
EXISTING CONDITIONS

Project	Drawn
Date 1/6/2022	A1
Scale As Noted	



# 261 CEDAR HILL ST

## MARLBOROUGH, MA

---

5,000 SF | FLEX SPACE FOR LEASE

**CHLOE STUBBLEBINE**

781.879.2543

[chloe@stubblebinecompany.com](mailto:chloe@stubblebinecompany.com)

**KEVIN RABACS**

203.246.6307

[krabacs@stubblebinecompany.com](mailto:krabacs@stubblebinecompany.com)

**DAVID STUBBLEBINE**

617.592.3391

[david@stubblebinecompany.com](mailto:david@stubblebinecompany.com)

**ALEX SMITH**

781.734.7613

[alex@stubblebinecompany.com](mailto:alex@stubblebinecompany.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL