



261 CEDAR HILL ST.

MARLBOROUGH, MA

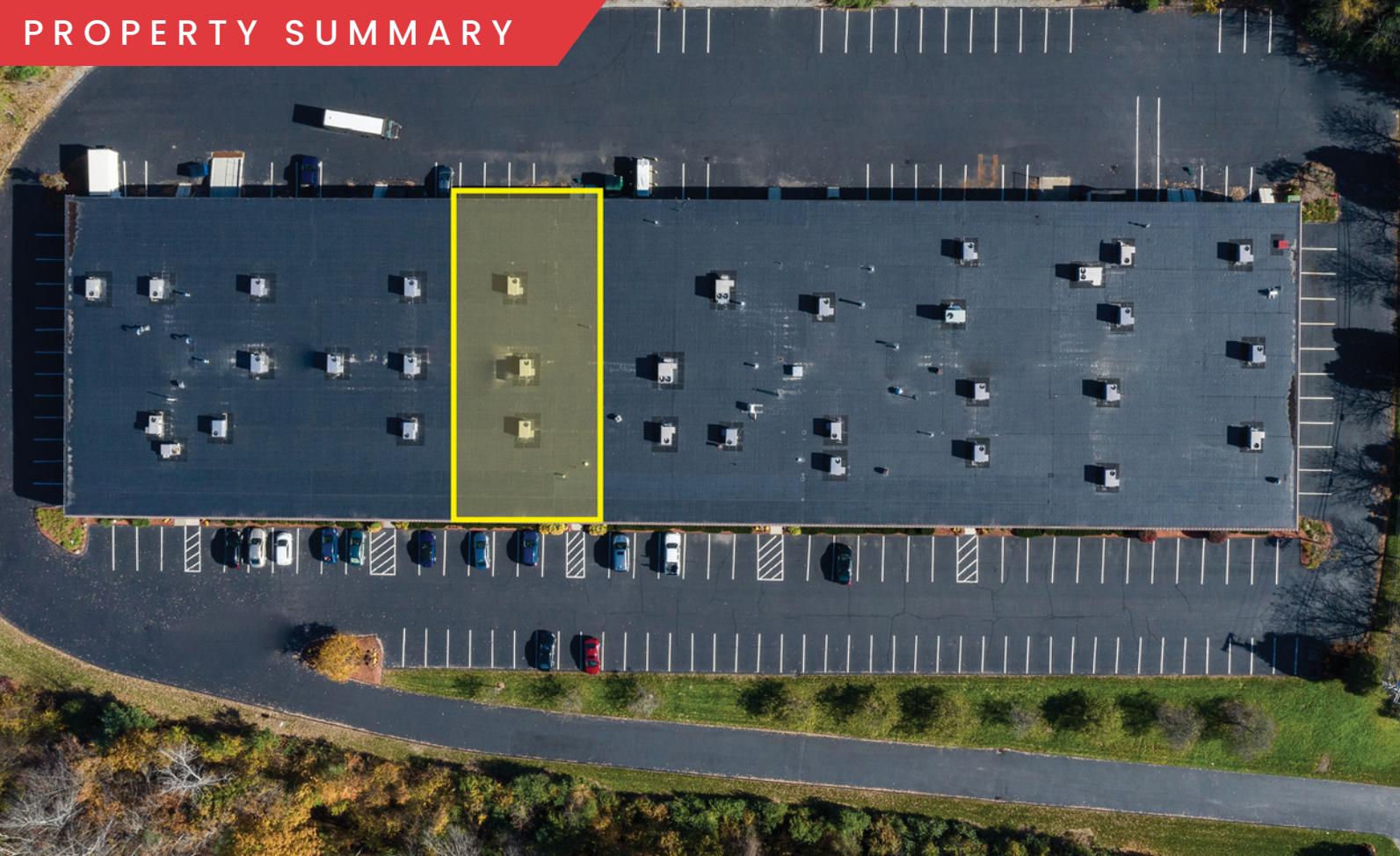
5,000 SF | FLEX SPACE FOR LEASE

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

EXCLUSIVE AGENT



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

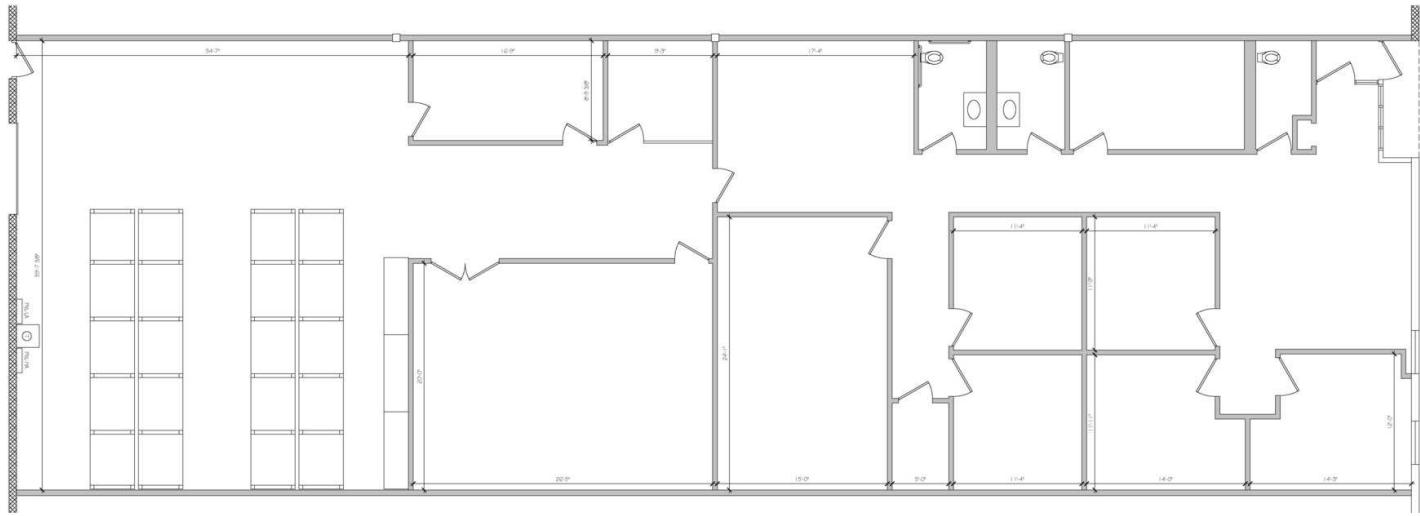
Available SF:	5,000 SF
Building Size:	59,404 SF
Lot Size:	12.62 Acres
Loading Docks:	1 Dock
Flex Clear Height:	11'3" Clear
Office Clear Height:	8'9" to Drop Ceiling
Year Built:	1987
Year Built:	1987
Power:	208/480 Volts, 3 Phase
Bathrooms:	3
Parking:	3/1,000 SF
Sprinkler:	Wet System
Zoning:	Industrial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









1 EXISTING FLOOR PLAN

Scale: 1/4" = 1'-0"

Print Name and Address	True Associates, Inc. 35 Forbes Rd Westwood, MA 02090
Print Name and Address	261 CEDAR HILL UNIT 110 EXISTING CONDITIONS
Project	1/6/2022
Date	1/6/2022
Team	As Noted
A1	

261 CEDAR HILL ST

MARLBOROUGH, MA

5,000 SF | FLEX SPACE FOR LEASE

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL