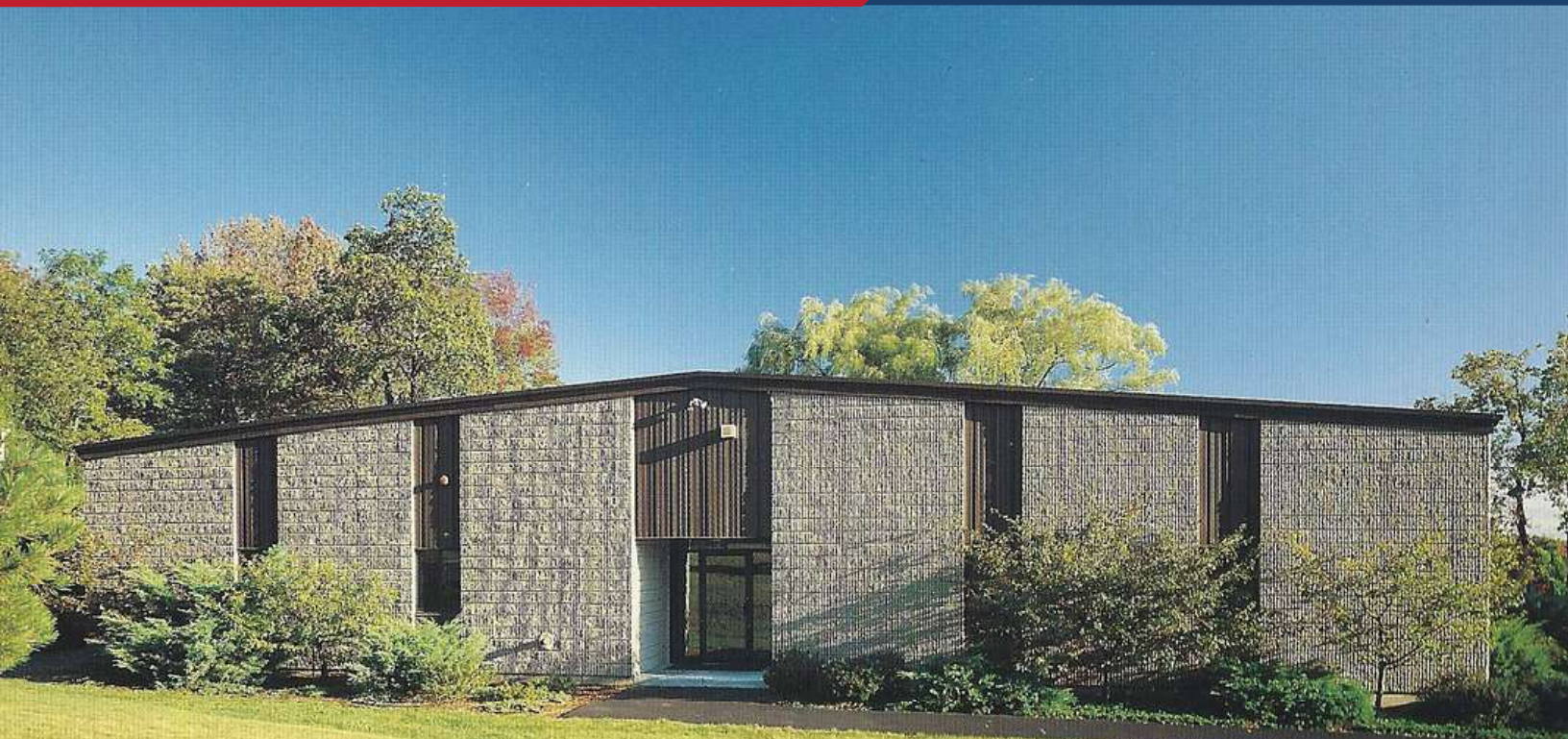


**314-320 ELM STREET
MARLBOROUGH, MA**

FOR SALE



R.W. HOLMES
COMMERCIAL REAL ESTATE

\$1,875,000

10,000 SF Office/Manufacturing Building + Single Family Home

PROPERTY SPECIFICATIONS

| | |
|-----------------------|---------------------------------|
| BUILDING SIZE: | 10,000 SF |
| LOT SIZE: | 2.29 ACRES |
| YEAR BUILT: | 1985 |
| STORIES: | (1) ONE |
| LOADING | (2) TWO TAILBOARD LOADING DOCKS |
| ZONING | LIGHT INDUSTRIAL |
| ELECTRICAL | 480/208 VOLTS, 400 AMP 3-PHASE |
| UTILITIES | TOWN WATER AND SEWER, GAS HEAT |
| TAXES | \$22,000.00 |

HIGHLIGHTS

MINUTES TO I-495 (.75 MI) AND ROUTE 20 (.70 MI)
FULL SPRINKLER AND WET SYSTEM
INCLUDES SINGLE FAMILY HOME

FOR MORE INFORMATION CONTACT:

CRAIG JOHNSTON
(508) 651-9022
CJOHNSTON@RWHOLMES.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

RWHOLMES.COM

FLOOR PLAN - OFFICE/MANUFACTURING BUILDING

10,000 SF

Loading Area

EXIT

EXIT

Main Entrance

BATH

BATH

BATH

BATH

BREAK
ROOMELECTRICAL
ROOM

EXIT

R.W. HOLMES
COMMERCIAL REAL ESTATE

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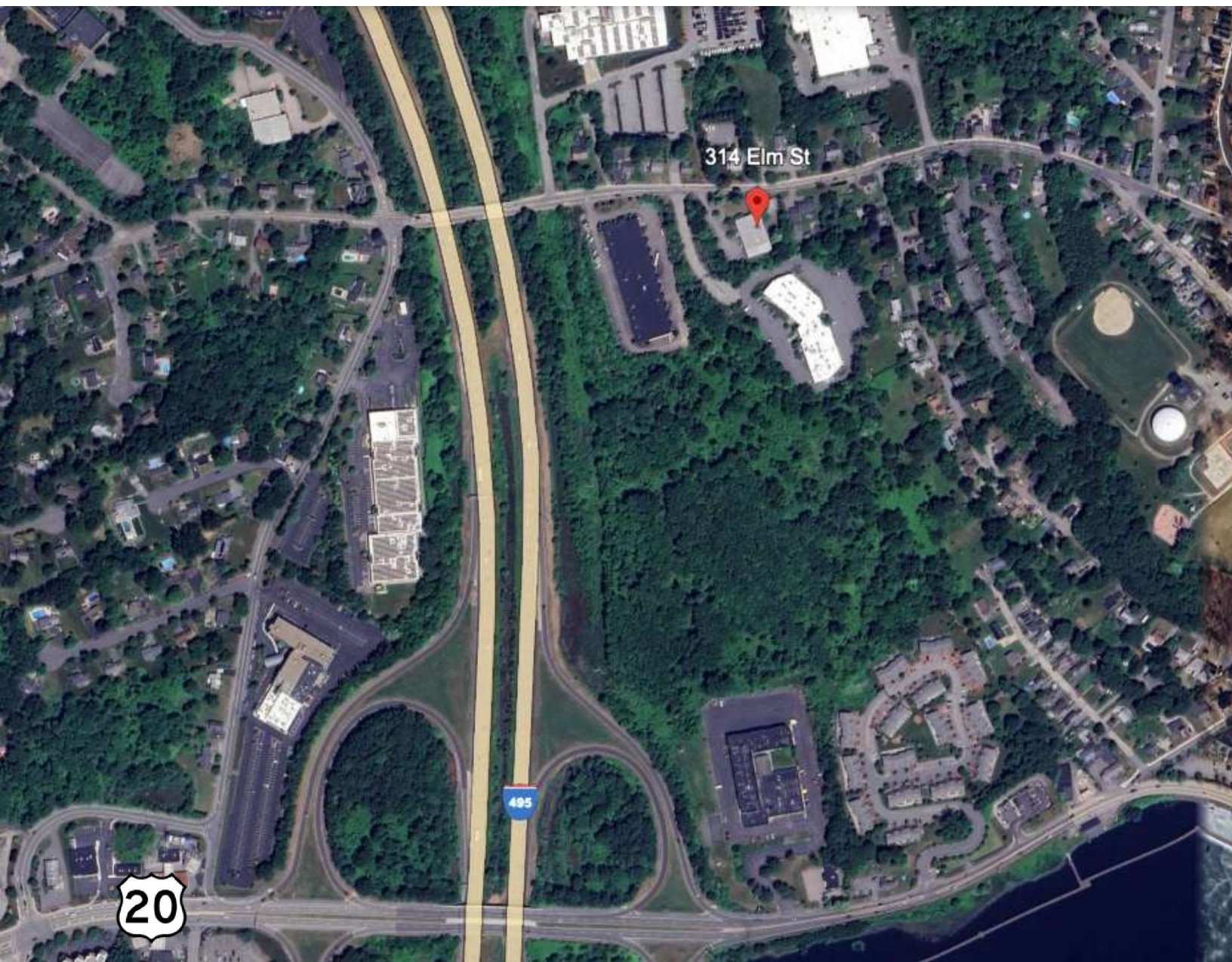
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LOCATION & ACCESS



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LOT OVERVIEW *LINES ARE APPROXIMATE*
2.29 ACRES



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