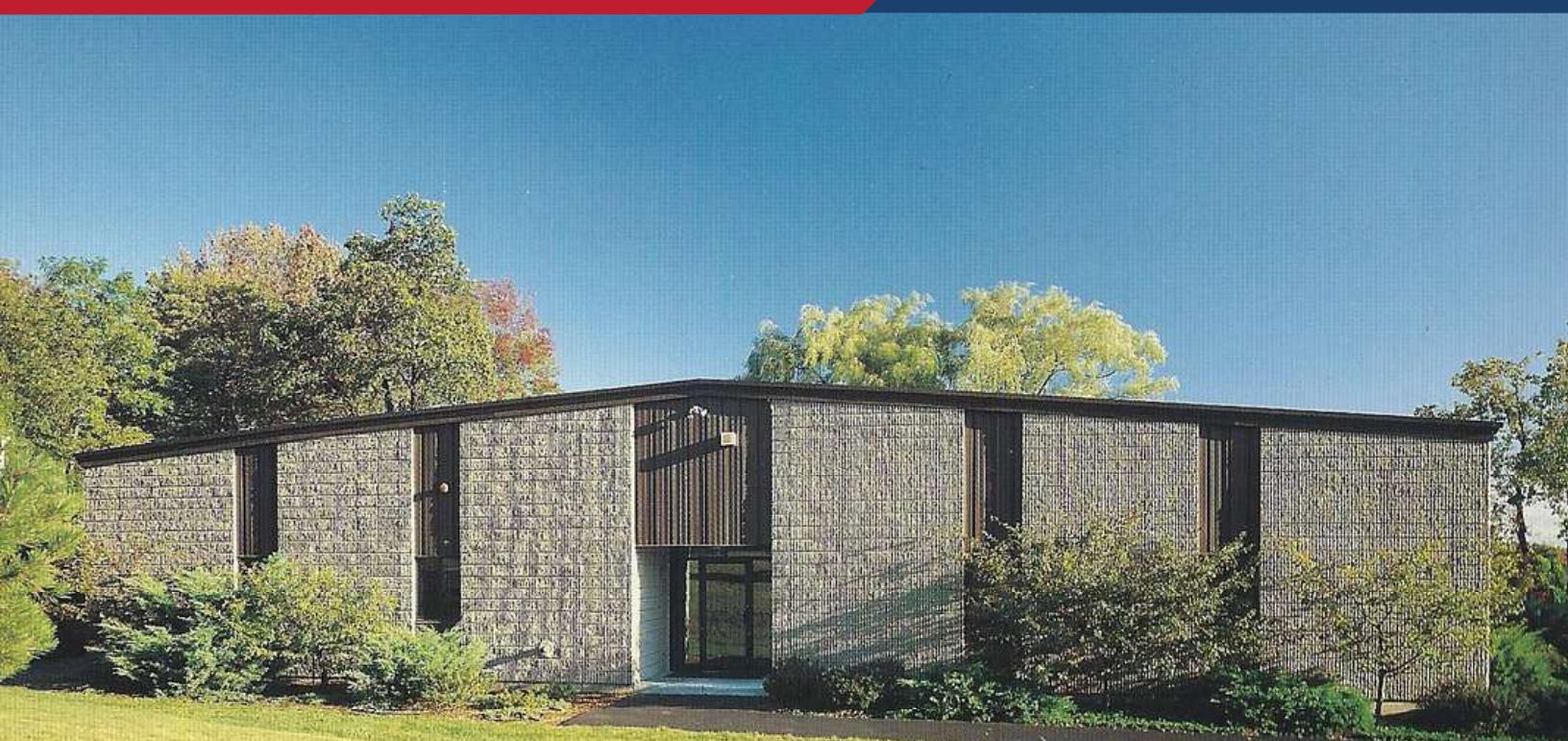


**314-320 ELM STREET  
MARLBOROUGH, MA**

**FOR SALE**



**R.W.  
HOLMES**  
COMMERCIAL REAL ESTATE

**\$1,875,000**

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

### **PROPERTY SPECIFICATIONS**

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

### **HIGHLIGHTS**

MINUTES TO I-495 (.75 MI) AND ROUTE 20 (.70 MI)

FULL SPRINKLER AND WET SYSTEM

**INCLUDES SINGLE FAMILY HOME**

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#### **FOR MORE INFORMATION CONTACT:**

**CRAIG JOHNSTON**

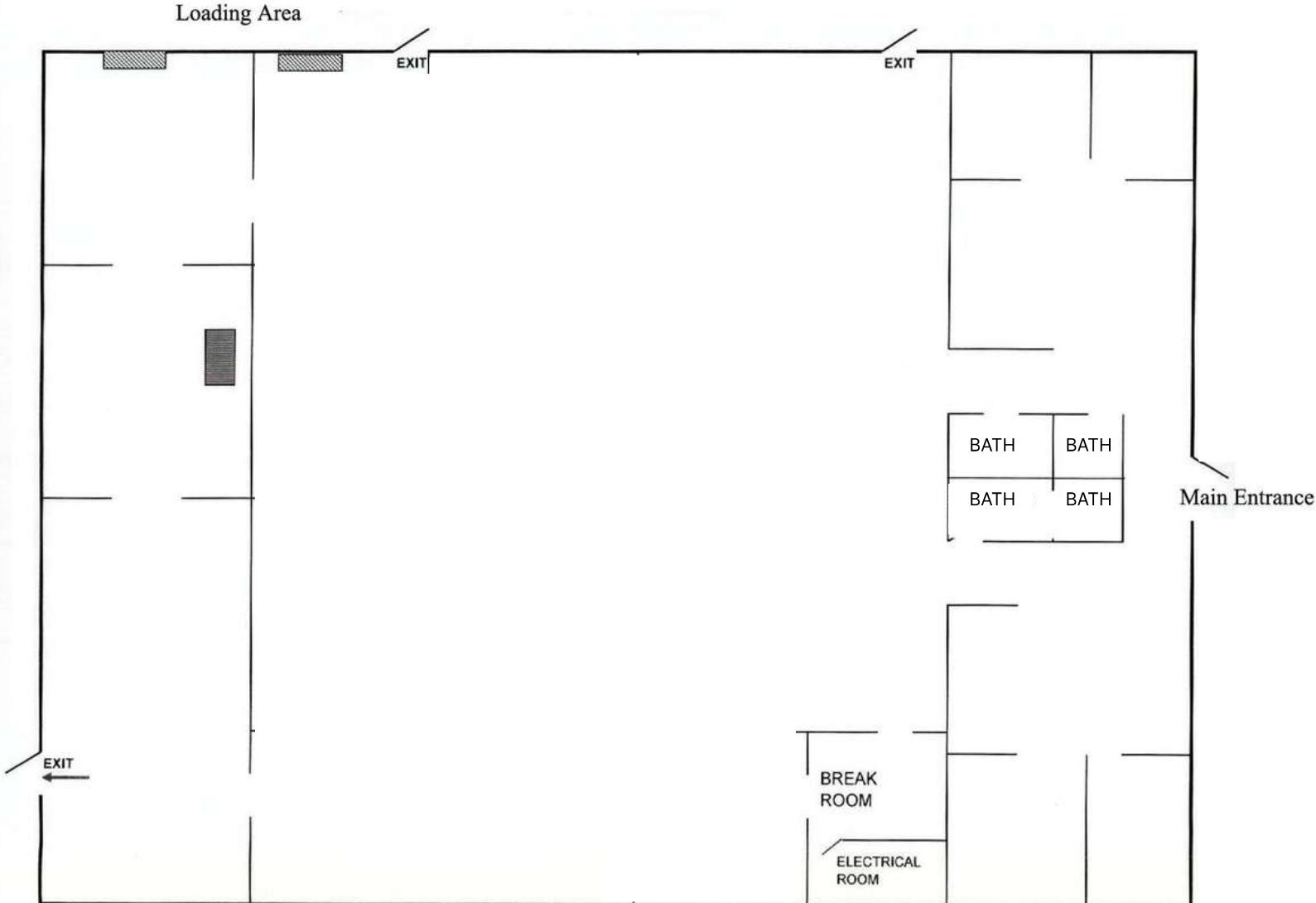
(508) 651-9022

[CJOHNSTON@RWHOLMES.COM](mailto:CJOHNSTON@RWHOLMES.COM)

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# FLOOR PLAN - OFFICE/MANUFACTURING BUILDING

10,000 SF



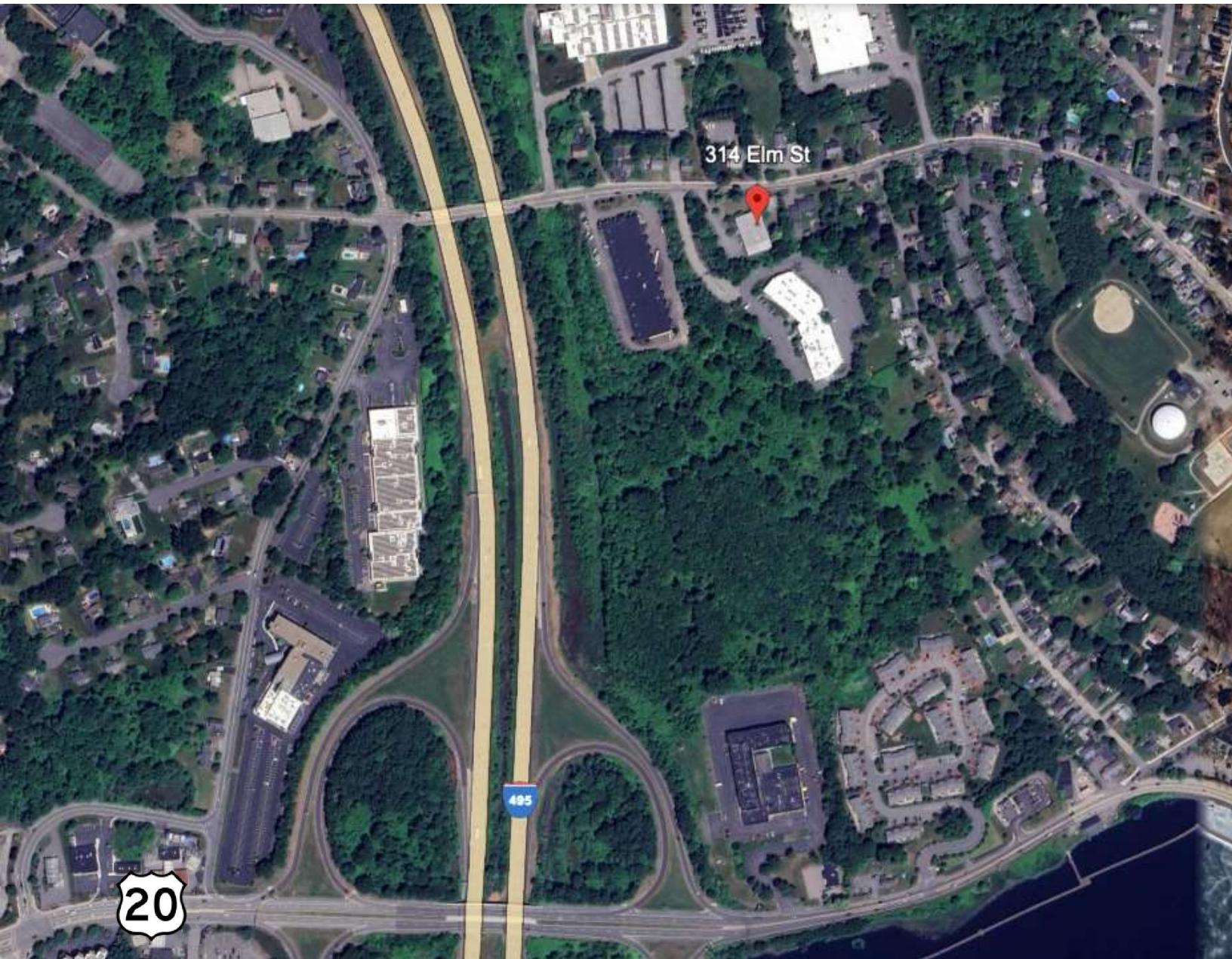
**R.W.**  
**HOLMES**  
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## LOCATION & ACCESS



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## LOT OVERVIEW LINES ARE APPROXIMATE

2.29 ACRES



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