

INDUSTRIAL Light Industrial Flex

444

BUILDING / INVESTMENT OPPORTUNITY





\$11,000,000

KW Commercial is pleased to present this investment opportunity in Marlborough, MA

894-896 Boston Post Road East

+/- 12.3 acre industrial property

Existing building footprint of +/- 89,517 SF of industrial space.

Seeking approval for **+/- 121,490 SF** of light industrial flex space.

Easy access to:

I-495

I-90

1-290

Rt-9

CONTACT ME FOR MORE DETAILS.



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894-896 Boston Post Rd. Marlborough, MA.

Distance to:

Worcester 21 mi Boston 28 mi

495

5 miles

290

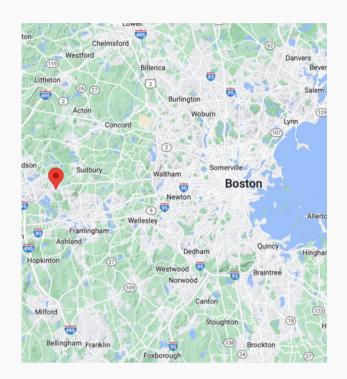
6.5 miles

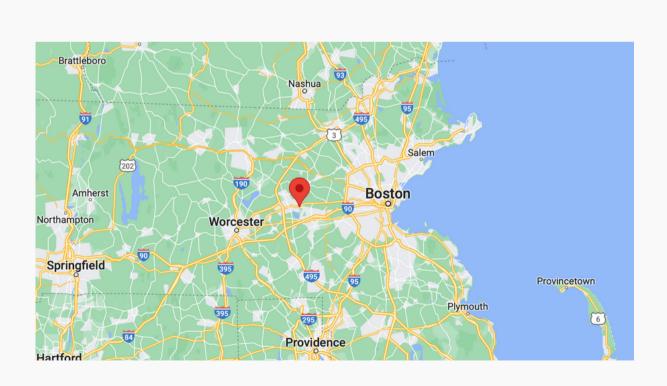
90

7 miles

95

12 miles







PROPERTY DESCRIPTION

KW Commercial is pleased to present this development opportunity in Marlborough.

894-896 Boston Post Road East is a +/- 12.3 acre industrial property with an existing building footprint of +/-90,000 SF of industrial space. Sellers are seeking approval for +/-85,300 of light industrial / flex space. Bringing the total size to +/-121,490 SF.

PROPERTY SPECIFICATIONS

BUILDING 1:	53,327 SF		
BUILDING 2:	13,326 SF		
BUILDING 3:	22,864 SF		
TOTAL SIZE:	89,517 SF		
PROPERTY:	12.3 ACRES		
TYPE:	1 & 2 story		
ZONE:	Wayside		
YEAR BUILT:	1984		













PROPOSED CONCEPT PLAN







Concept Plan Overview

BUILDING 1 (existing): 13,326 SF

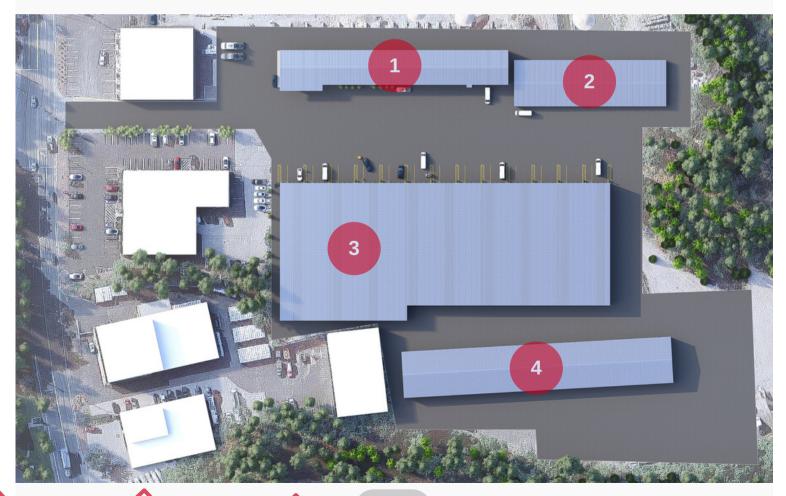
BUILDING 2 (proposed) 12,000 SF

BUILDING 3 (proposed): 73,300 SF

BUILDING 4 (existing): 22,864 SF

TOTAL: 121,490 SF

TYPE: Light industrial Flex







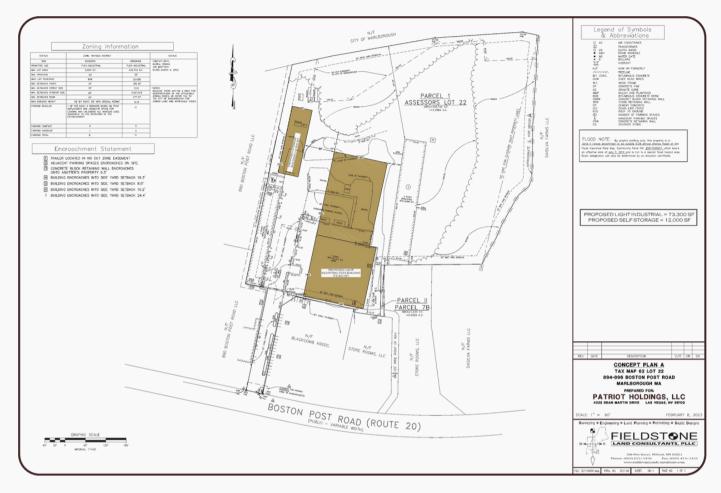






SITE PLAN





	Zoning Inform	nation	
STATUS	ZONE: WAYSIDE DISTRICT		STATUS
ITDM	REQUIRED	OBSERVED	CONTACT INFO: GLOBAL ZONING JOB #EZITYSS4 DATED MARCH 4, 2022
PERMITTED USE	FLEX-INDUSTRIAL	FLEX-INDUSTRIAL	
MIN. LOT AREA	5,000 S.F.	535,742 S.F.	
MIN. FRONTAGE	50'	50"	
MAX. LOT COVERAGE	80%	33.05%	
MIN. SETBACKS FRONT	30'	306.29"	
MIN. SETBACKS STREET SIDE	30'	N/A	NOTE: BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLACHED ZORNING CORES, HE SHEET FOUR TO THE ZORNING CORES, HE SHEET FOUR TO THE ZORNING CORES, AND APPRICABLE CODES.
MIN. SETBACKS INTERIOR SIDE	25'	0.62"/9.8"	
MIN. SETBACKS REAR	25'	277.07	
MAX BUILDING HEIGHT	52" BY RIGHT, 85" WITH SPECIAL PERMIT	31.5'	
PARKING REGULAR	I SP PER EACH 3 WORKERS BASED ON PEAK EMPLOYMENT AND ADCOUNT SPACE FOR LOADING AND UNLDANDING ALL YEHOLES USED INCIDIONTAL TO THE OPERATION OF THE ESTABLISHMENT	11	
PARKING COMPACT	0	0	
PARKING HANDICAP	1	0	
PARKING TOTAL	Α	11	

Encroachment Statement

- 1 TRAILER LOCATED IN NO CUT ZONE EASEMENT
- ADJACENT PARKING SPACES ENCROACHES ON SITE
- 3 CONCRETE BLOCK RETAINING WALL ENCROACHES ONTO ABUTTER'S PROPERTY 9.3'
- 4 BUILDING ENCROACHES INTO SIDE YARD SETBACK 19.3'
- 5 BUILDING ENCROACHES INTO SIDE YARD SETBACK 8.0'
- 6 BUILDING ENCROACHES INTO SIDE YARD SETBACK 15.2'
- 7 BUILDING ENCROACHES INTO SIDE YARD SETBACK 24.4'

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. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



