

INDUSTRIAL

Light Industrial Flex



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
- I-290
- Rt-9



CONTACT ME FOR MORE DETAILS



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kw MERRIMACK VALLEY
KELLERWILLIAMS REALTY

894-896 Boston Post Rd. Marlborough, MA.


Distance to:

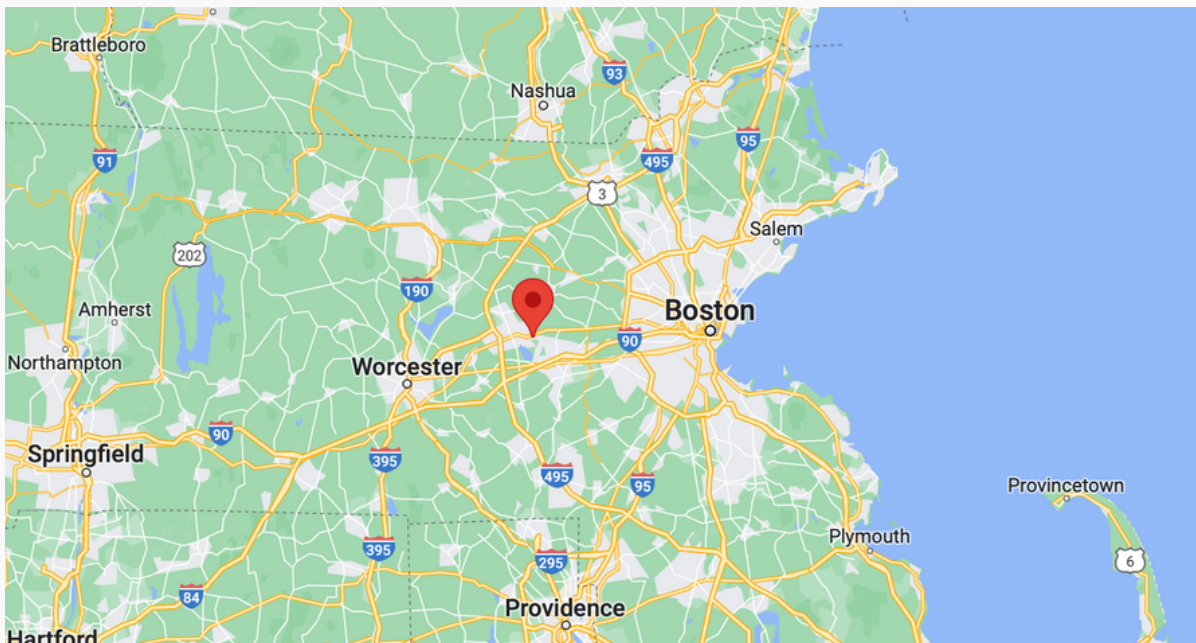
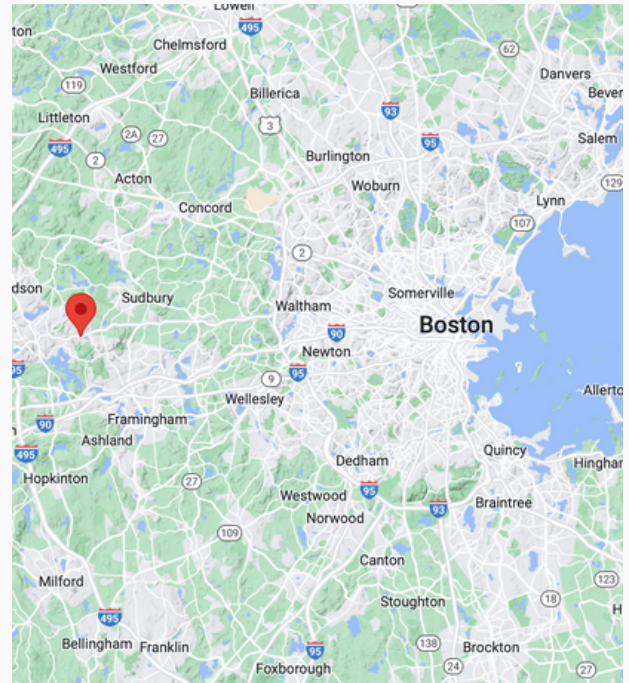
Worcester 21 mi
Boston 28 mi

 5 miles

 6.5 miles

 7 miles

 12 miles



EXISTING CONDITIONS

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







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



